



School Lane, Ashby-De-La-Zouch



3



1



1

£280,000



Key Features

- Three Bedroomed Semi Detached Home
- Davidson Home
- Modern Kitchen/Diner
- Snug Lounge
- Three Bedrooms
- Four-Piece Family Bathroom
- EPC rating B
- Freehold





Welcome to School Lane, a stunning semi-detached home nestled in the charming town of Ashby-de-la-Zouch. Built to exceptional standards by Davidson Homes, this three-bedroom property combines modern living with unparalleled convenience. The ground floor boasts a spacious lounge that invites relaxation, alongside a sleek kitchen/diner perfect for hosting family and friends. A handy cloakroom/W.C. completes the downstairs amenities. Ascend to the upper floor where three beautifully presented bedrooms await, complemented by a chic four-piece bathroom that exudes contemporary elegance.

The home's exterior is equally impressive, featuring parking for three vehicles and a lovingly landscaped garden that promises peaceful outdoor moments. With the vibrant town centre just a stone's throw away, you'll enjoy effortless access to shops, eateries, and all necessary conveniences. This property is an ideal choice for first-time buyers or investors seeking quality and charm. Don't miss out—contact our Ashby team today to arrange your viewing!

Nestled in the charming and historic market town of Ashby-de-la-Zouch, School Lane offers a truly enviable location. Known for its rich medieval heritage, Ashby-de-la-Zouch exudes an inviting blend of old-world charm and contemporary convenience. The property is conveniently situated within walking distance of the town centre, where a delightful array of independent shops and national retailers await exploration. The town's bustling market days held twice a week also provide a wonderful opportunity for residents to enjoy fresh local produce and unique artisan wares.

For those with a penchant for dining out, Ashby-de-la-Zouch boasts a diverse selection of restaurants and cafes, offering everything from traditional English fare to international cuisine. This vibrant dining scene is complemented by an assortment of welcoming pubs and bars, perfect for social evenings or casual meet-ups with friends and family. Additionally, the town is served by well-regarded schools and essential amenities, making it a suitable choice for both families and professional buyers alike.

ACCOMMODATION

ENTRANCE HALLWAY

LOUNGE 4.52m x 3.22m (14'10" x 10'7")

CLOAKROOM/W.C.

MODERN KITCHEN/DINER 4.65m x 3.37m (15'4" x 11'1")

FIRST FLOOR ACCOMMODATION

BEDROOM ONE 4.66m x 2.75m (15'4" x 9'0")

BEDROOM TWO 3.17m x 2.42m (10'5" x 7'11")

BEDROOM THREE 2.66m x 2.14m (8'8" x 7'0")

FOUR-PIECE BATHROOM 2.83m x 1.55m (9'4" x 5'1")

COUNCIL TAX BAND:-

The property is believed to be in council tax band: C

SERVICE CHARGE:-

£253.37 per annum.

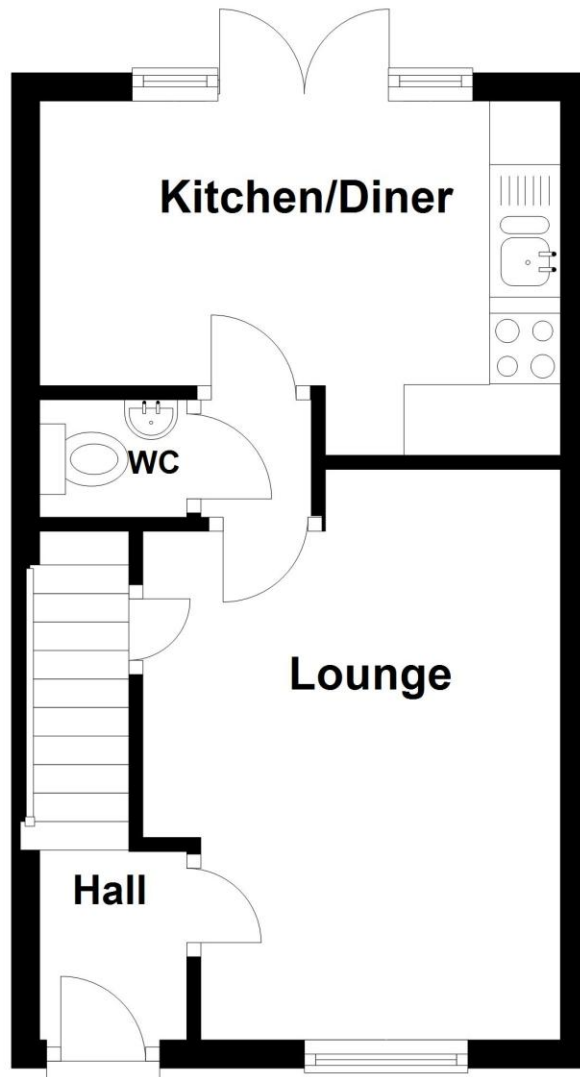
HOW TO GET THERE:-

Postcode for sat navs: LE65 2RJ

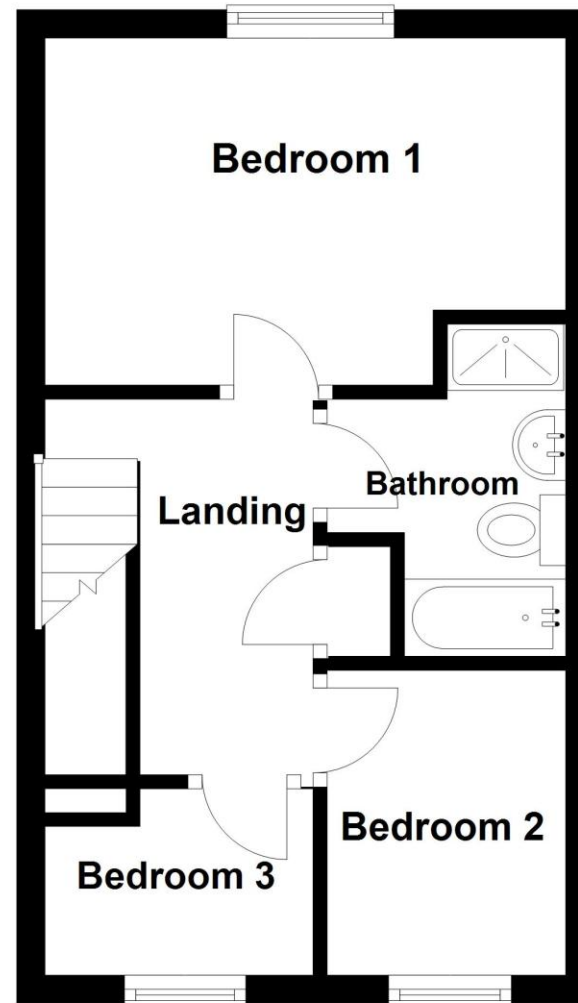
PLEASE NOTE:-

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

Ground Floor



First Floor





Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

