



Hildersham Road, Ashby-De-La-Zouch



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£121,500



Key Features

- Impressive Three Bedroom Semi Detached
- Bright and Airy Interiors
- 45% Shared Ownership | No Upward Chain
- Stylish Kitchen/Diner
- Cloakroom/W.C.
- Three Bedrooms
- EPC rating B





Calling all first time buyers - Welcome to Hildersham Road, nestled in the charming town of Ashby-de-la-Zouch. This delightful semi-detached, three-bedroom family home is perfect for those seeking modern conveniences combined with a peaceful, private setting. Built to a high standard by Miller Homes, the property radiates a bright and airy charm, positioned perfectly at the end of a no-through road, awarding privacy to the landscaped rear garden.

Step inside and discover a welcoming lounge extending over 13ft, where comfort meets style, alongside a contemporary kitchen/diner ready to host unforgettable family gatherings, featuring French doors opening to the tranquil garden. Practicality is enhanced with a spacious boot store and a convenient cloakroom/W.C.

Move upstairs to three spacious bedrooms and a modern family bathroom that invite you to relax. Outside, enjoy the laid-back vibes of your colourful garden oasis or utilise the off-road parking.

With 45% shared ownership and no upward chain, this home is an enticing opportunity not to be missed. Secure your viewing today

Ashby-de-la-Zouch is a charming market town located in the heart of the National Forest in Leicestershire. Known for its rich history and picturesque surroundings, the area offers a perfect blend of rural charm and modern convenience. The town centre, just a short distance from Hildersham Rd, features a range of independent shops, cafes, and amenities, providing a welcoming community atmosphere. Additionally, the lively market day on Thursdays brings an array of local produce and goods to the forefront, making it a must-visit for residents and visitors alike.

The educational facilities in Ashby-de-la-Zouch are highly regarded, with several primary and secondary schools nearby. Whether you're seeking a strong foundation for younger children or excellent secondary education opportunities, the schools in the vicinity offer a robust curriculum. The town also benefits from convenient access to childcare facilities, catering to families of all sizes and needs. This makes the area an ideal setting for families considering settling down in a well-supported community environment.

In terms of connectivity, Ashby-de-la-Zouch is superbly positioned. The M42 motorway is easily accessible, making it simple for commuters to reach nearby cities such as Leicester, Derby, and Nottingham. Public transport is also readily available, with regular bus services operating throughout the town and connecting to neighbouring areas. For those who prefer rail travel, the nearby cities provide direct access to national rail networks, facilitating seamless journeys both regionally and nationwide.

For leisure and recreation, residents of Ashby-de-la-Zouch are spoilt for choice. The surrounding National Forest offers a plethora of outdoor activities including walking, cycling, and nature trails that are ideal for exploring the beautiful countryside. Local attractions such as the historic Ashby Castle, or the Conkers Family Centre, provide fantastic outings for families looking to spend quality time together. The town itself hosts a variety of cultural events and festivals throughout the year, ensuring there's always something exciting to participate in.



ACCOMMODATION

ENTRANCE HALLWAY

LOUNGE 4.2m x 3.64m (13'10" x 11'11")

STYLISH KITCHEN/DINER 4.67m x 3.64m (15'4" x 11'11")

CLOAKROOM/W.C.

FIRST FLOOR ACCOMMODATION

BEDROOM ONE 4.69m x 3.08m (15'5" x 10'1")

BEDROOM TWO 3.75m x 2.49m (12'4" x 8'2")

BEDROOM THREE 3.45m x 2.1m (11'4" x 6'11")

FAMILY BATHROOM 2.47m x 1.89m (8'1" x 6'2")

COUNCIL TAX BAND:-

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

SHARED OWNERSHIP, FEES & GROUND RENT:-

Leasehold:- 118 Years

Rent:- £346.97 PCM

Service charge (this includes the building insurance):- £41.24 PCM

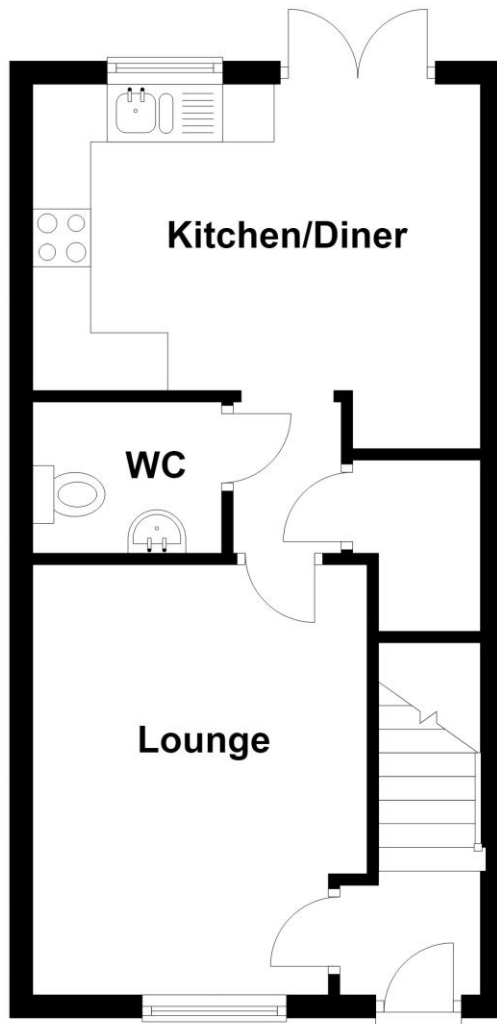
HOW TO GET THERE:-

Postcode for sat navs: LE65 1GU

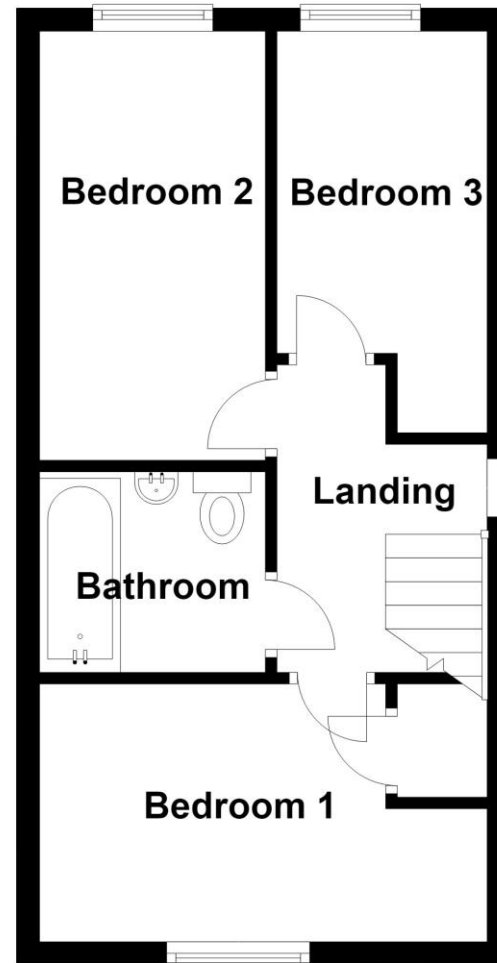
PLEASE NOTE:-

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		

