



Oakham Grove, Ashby-De-La-Zouch

 4  2  3

£435,000



### Key Features

- Spacious Four Bedroom Detached Family Home
- Over 1,400 Sqft of Versatile Living Space
- 22ft Lounge + Dining Room
- 26ft Kitchen/Diner + Utility Room
- Three Double Bedrooms + Good Sized Single
- Stylish En-Suite | Spacious Family Bathroom
- EPC rating U





Welcome to Oakham Grove, Ashby-de-la-Zouch, a splendid family retreat nestled in a serene cul-de-sac. Offering over 1,400 sqft of versatile living space, this detached home is the perfect blend of comfort and functionality, designed to cater to all your family needs.

Step inside to a welcoming entrance hall that leads to a spacious 22ft lounge, featuring a charming coal-effect gas fire, granite hearth, and surround. French doors open onto a stunning westerly garden, ideal for afternoon and evening sunshine. The adjacent formal dining room is perfect for entertaining, while the expansive 26ft kitchen/diner satisfies every culinary desire with integrated dishwasher, Leisure oven, and a convenient breakfast bar with even further space to entertain and dine with the family. The separate utility room provides additional storage and functionality, complete with oak worktops, a classic Belfast sink and space and plumbing for further appliances.

Upstairs, discover four generous bedrooms, including three doubles, with fitted wardrobes in three rooms. The master boasts a modern en-suite shower room, complemented by a spacious family bathroom.

Outdoors, find a block-paved driveway with ample parking, a charming front lawn with established shrubs, and a single garage. The rear garden is a true sanctuary, featuring a lush lawn, colourful borders, and a delightful patio for outdoor gatherings. Beyond, a hidden oasis awaits with raised vegetable patches, a potting area, and a garden shed.

This home's exquisite presentation and generous gardens make it an unmissable opportunity for families. Arrange your viewing today and envision the lifestyle that awaits! For inquiries and your exclusive viewing please contact our Ashby team.

The charming market town of Ashby-de-la-Zouch is steeped in history and offers a unique blend of tranquillity and convenience, an ideal setting for families. Set in the heart of the National Forest, the area boasts a rich tapestry of woodland landscapes perfect for outdoor activities such as hiking and cycling, providing residents with nature at their doorstep. Additionally, Ashby's historic castle ruins add a touch of intrigue and offer a scenic and educational outing for the whole family.

Education is well-catered to in Ashby-de-la-Zouch, with a number of reputable schools within close proximity. These institutions provide a robust curriculum and a nurturing environment to support children's learning and development. Furthermore, the area benefits from excellent facilities, including leisure centres, local libraries, and parks, all of which contribute to a thriving community atmosphere.

The town offers a pleasant array of local amenities, including boutique shops, cafes, and restaurants that cater to a range of tastes and preferences. The traditional market, held every week, adds a lively touch to town life and offers everything from fresh produce to handcrafted goods. For more comprehensive shopping and entertainment options, the larger city of Leicester is just a short drive away, ensuring that all your needs are met.

Transport links from Ashby-de-la-Zouch are reliable and convenient, making it an attractive location for commuters. The town is well-connected by road to major cities such as Birmingham and Nottingham via the A42 and M1 motorways, while frequent bus services offer easy access to surrounding areas. The nearest train station is in the village of Burton-on-Trent, providing excellent rail connections for further travel.

#### ACCOMMODATION

ENTRANCE HALLWAY 3.46m x 2.87m (11'5" x 9'5")

CLOAKROOM/W.C. 1.6m x 1.14m (5'2" x 3'8")

22FT LOUNGE 6.86m x 3.36m (22'6" x 11'0")

FORMAL DINING ROOM 3.28m x 2.87m (10'10" x 9'5")

26FT KITCHEN/DINER 8.18m x 2.47m (26'10" x 8'1")

UTILITY ROOM 2.91m x 2.42m (9'6" x 7'11")

#### FIRST FLOOR ACCOMMODATION

BEDROOM ONE 3.55m x 3.25m (11'7" x 10'8")

EN-SUITE SHOWER ROOM 2.34m x 1.8m (7'8" x 5'11")

BEDROOM TWO 3.41m x 3.27m (11'2" x 10'8")

BEDROOM THREE 3.48m x 2.57m (11'5" x 8'5")

BEDROOM FOUR 2.72m x 2.52m (8'11" x 8'4")

FAMILY BATHROOM 2.86m x 1.68m (9'5" x 5'6")

SINGLE GARAGE 5.52m x 2.83m (18'1" x 9'4")

#### COUNCIL TAX BAND:-

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

#### HOW TO GET THERE:-

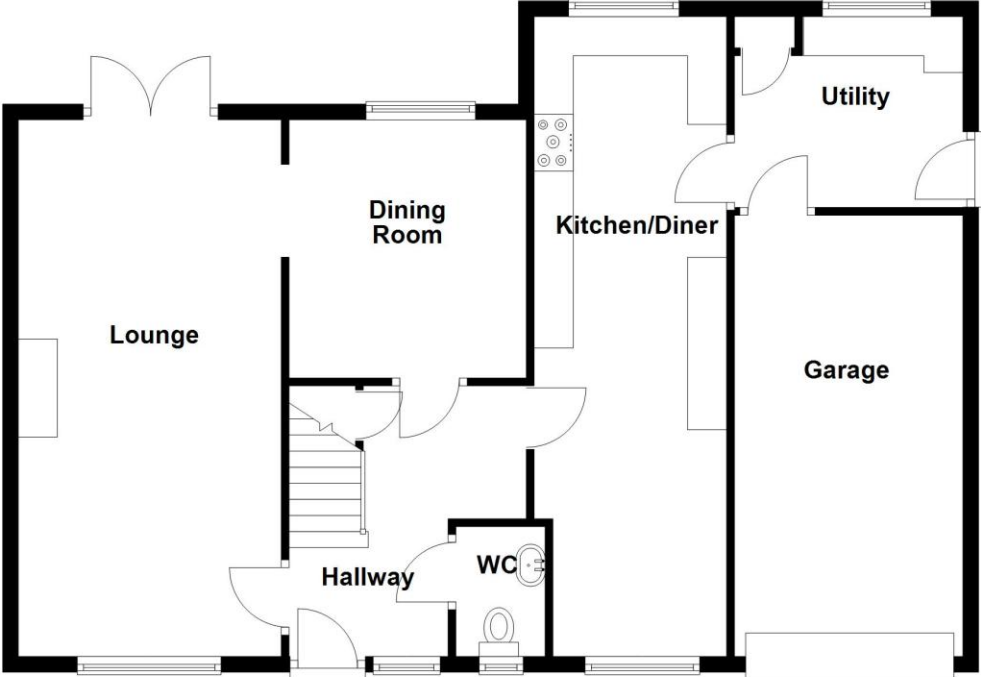
Postcode for sat navs: LE65 2QP

#### 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**

