



# Oak Crescent Ashby-De-La-Zouch

- Versatile and spacious four bedroom family home
- Walking distance to Ashby town centre
- Superb open-plan kitchen/dining/living area
- Study and utility
- Four good-sized bedrooms
- Family bathroom and two en suite
- Single garage and home gym
- EPC Rating C / Council Tax Band E / Freehold

Nestled in the charming area of Oak Crescent, Ashby-De-La-Zouch, this delightful detached house offers a perfect blend of comfort and style. Spanning an impressive 1,357 square feet, the property boasts an inviting layout that is ideal for both family living and entertaining.

Upon entering, you are greeted by two spacious reception rooms, providing ample space for relaxation and social gatherings. The well-appointed kitchen complements the living areas, making it a wonderful hub for culinary enthusiasts. With four generously sized bedrooms, this home ensures that everyone has their own private sanctuary. The three bathrooms add to the convenience, catering to the needs of a busy household.

Outside, the property features parking for up to three vehicles, a valuable asset in today's busy world. The surrounding area of Ashby-De-La-Zouch is known for its picturesque scenery and community spirit, making it an excellent choice for families and professionals alike.

This property is not just a house; it is a place where memories can be made. With its spacious interiors and prime location, it presents a wonderful opportunity for those seeking a new home in a vibrant community. Do not miss the chance to make this charming residence your own.





## General Description

This excellently positioned family home offers versatile and spacious accommodation, perfectly located just moments away from Ashby town centre.

Tucked away off Nottingham Road, the property enjoys both convenience and privacy, with the added benefits of off-road parking, a private rear garden, and a single garage positioned adjacent. Its enviable location ensures close proximity to highly regarded local schooling, shopping amenities, and transport links, making it an ideal choice for growing families.

## Accommodation

On approach, a charming tree-lined pathway leads to the front entrance, setting a welcoming tone. Upon stepping inside, the generous reception hallway provides access to all ground floor rooms and immediately highlights the sense of space the home has to offer.

To the rear, the heart of the home is found in the superb open-plan kitchen, dining, and living area. This beautifully designed space is fitted with bespoke cabinetry, quality working surfaces, and a range of integrated appliances, perfectly blending style and practicality. Adjoining this is a useful utility room and a modern guest cloakroom.



To the front of the property, a formal dining room and a separate study or playroom create flexible living options to suit a variety of family needs.

The first floor continues to impress, hosting four well-proportioned bedrooms. Both the primary and secondary bedrooms benefit from sleek, contemporary en suite bathrooms, adding a touch of luxury to everyday living. The remaining two bedrooms are well served by a stylish family bathroom, ensuring practicality for family life or visiting guests.

## External

Externally, the rear garden provides a peaceful and private retreat, ideal for both relaxation and entertaining. It is beautifully arranged with paved patios and pathways, complemented by neatly maintained lawns and secure brick-built boundaries. Enhancing the outdoor lifestyle further, a superb timber summerhouse offers additional leisure or work-from-home potential.

The single garage, partially converted, currently provides useful storage space alongside a dedicated home gym, adding to the property's versatility and overall appeal.

## Location

The property is delightfully situated with convenient access to a host of commuter links, just a short drive from the A42 and A511.

## Method of Sale:

The property is offered for sale by Private Treaty.

## Measurements

Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

## Tenure

Freehold.

## Local Authority

Northwest Leicestershire District Council, Council Offices, Coalville, Leics, LE67 3FJ. Council Tax Band E.





## Viewings

Viewing strictly by appointment only via sole selling agent, Alexanders of Ashby-de-la-Zouch, 22 Market St, Ashby-de-la-Zouch, LE65 1AL.

## Services:

The property is connected to mains gas, electricity, water, and drainage.

Please note that none of the services, systems or appliances, including; heating, plumbing, and electrics, have been tested by the selling agents.

## Public Rights of Way, Wayleaves & Easements:

The property is sold subject to all existing public rights of way, wayleaves, easements and other legal rights, whether or not specifically mentioned in these particulars.

## Technical Information:

Further details, including any covenants, overage provisions, or other relevant legal or technical information, can be provided upon request.

## Plans and Boundaries:

The plans included in these particulars are based on Ordnance Survey data and are intended for guidance only. While believed to be correct, their accuracy is not guaranteed. The purchaser will be deemed to have full knowledge of the boundaries and the extent of the ownership. Neither the vendor nor their agents will be held responsible for defining ownership or boundary lines.

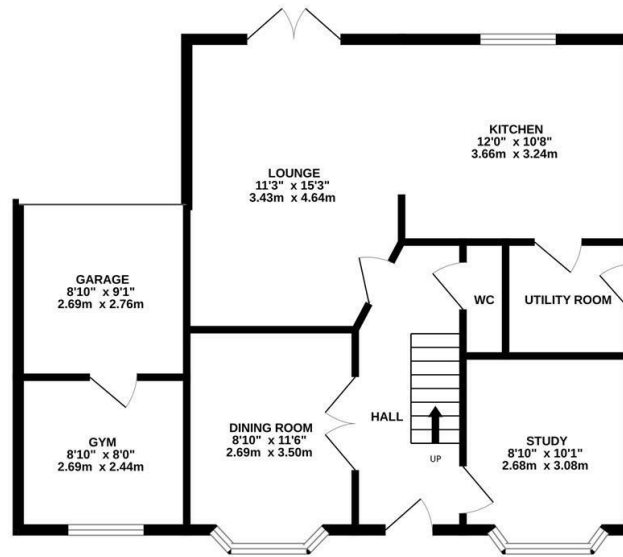
## Money Laundering

Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.

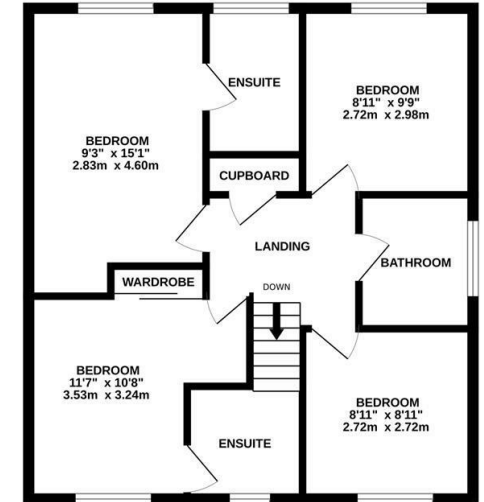
## General Note

These particulars whilst believed to be accurate set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these particulars of sale as a statement of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agents employment has the authority to make or give any representation or warranty in respect to the property.

GROUND FLOOR  
759 sq.ft. (70.5 sq.m.) approx.



1ST FLOOR  
598 sq.ft. (55.6 sq.m.) approx.



TOTAL FLOOR AREA: 1357 sq.ft. (126.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>77</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		



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