



Drew Court, Ashby De-La Zouch



4



2



2

£390,000



### Key Features

- Stunning Four-Bedroom Detached Family Home
- Featuring Contemporary Décor
- Spacious Kitchen/Diner
- Lounge + Separate Dining Room
- Study | Two-Piece Cloakroom/W.C.
- Four Double Bedrooms
- EPC rating C
- Freehold





Experience town living at Drew Court, a remarkable four-bedroom detached home in the enchanting town of Ashby-de-la-Zouch. This exquisite residence combines traditional charm with modern comforts, providing an impeccable sanctuary for families.

Step inside to discover expansive living spaces designed for both relaxation and entertaining. The generous lounge is highlighted by a cosy wood-burning stove and French doors that seamlessly connect to a lush, private garden. The formal dining room offers a versatile space for family gatherings or a tranquil retreat along with a separate study and a outlook over Hood Park playing fields.

The heart of the home lies in the contemporary kitchen diner, equipped with cottage-style cabinets, oak-effect worktops, and state-of-the-art appliances, including a double oven and dishwasher. A charming corner seating nook invites you to enjoy casual meals while basking in natural light.

The home features four spacious double bedrooms, two with fitted wardrobes for ample storage. The master suite boasts a luxurious en-suite shower room, while the family bathroom offers a serene escape with modern fixtures.

Outside, unwind in your personal haven featuring a landscaped patio, pergola, and mature trees. The property includes ample off-road parking and a detached garage. Perfectly located near Hood Park, local primary and secondary schools, and vibrant community amenities, this home offers an unmatched lifestyle in a sought-after location. Don't miss the opportunity to make Drew Court your forever home. Contact our helpful team today for your private viewing.

Situated in the charming market town of Ashby-de-la-Zouch, Drew Ct offers prospective homeowners the opportunity to experience life in a location rich with history and community spirit. Known for its medieval castle ruins and vibrant local culture, Ashby-de-la-Zouch provides a picturesque backdrop for those seeking a blend of heritage and modern living. The town is steeped in historical significance, with landmarks such as Ashby Castle and the tranquil Bath Grounds offering a glimpse into its storied past.

Ashby-de-la-Zouch is also strategically positioned for convenience and connectivity. The town boasts excellent transport links, making it an ideal spot for commuters and day-trippers alike. Major roads provide easy access to nearby cities such as Leicester, Derby, Nottingham and Birmingham, while the M42 and M1 motorways ensure smooth travel to broader destinations across the Midlands. For those who value public transport, regular bus services and a comprehensive network of routes facilitate hassle-free travel throughout the region.

Families considering this locale will be pleased to find a range of reputable schools and educational institutions within close proximity. Primary and secondary schools in the area boast strong Ofsted ratings, contributing to a thriving educational environment that nurtures young minds. Additionally, the community-focused attitude of Ashby-de-la-Zouch is evident in the numerous clubs, societies, and events that encourage residents to come together and participate in local life.

Beyond the educational opportunities, Ashby-de-la-Zouch offers a variety of amenities to cater to all lifestyles. The town centre features a delightful mix of independent shops, high-street names, and quaint cafes, ensuring a diverse retail experience. Local eateries and pubs serve up a delectable array of cuisine, from hearty traditional English fare to contemporary international dishes. Whether it's a leisurely coffee or a memorable dining experience, residents can indulge in the culinary delights the town has to offer.

## ACCOMMODATION

### ENTRANCE HALLWAY

LOUNGE 5.17m x 3.44m (17'0" x 11'4")

FORMAL DINING/FAMILY ROOM 3.3m x 2.76m (10'10" x 9'1")

KITCHEN/DINER 5.44m x 3.34m (17'10" x 11'0")

STUDY 2.98m x 2.22m (9'10" x 7'4")

CLOAKROOM/W.C. 1.66m x 1.02m (5'5" x 3'4")

### FIRST FLOOR ACCOMMODATION

BEDROOM ONE 4.13m x 2.8m (13'6" x 9'2")

EN-SUITE SHOWER ROOM 2.51m x 1.19m (8'2" x 3'11")

BEDROOM TWO 3.52m x 2.56m (11'6" x 8'5")

BEDROOM THREE 3.32m x 2.79m (10'11" x 9'2")

BEDROOM FOUR 2.65m x 2.46m (8'8" x 8'1")

FAMILY BATHROOM 2.17m x 1.91m (7'1" x 6'4")

SINGLE GARAGE 5.02m x 2.52m (16'6" x 8'4")

### COUNCIL TAX BAND:-

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

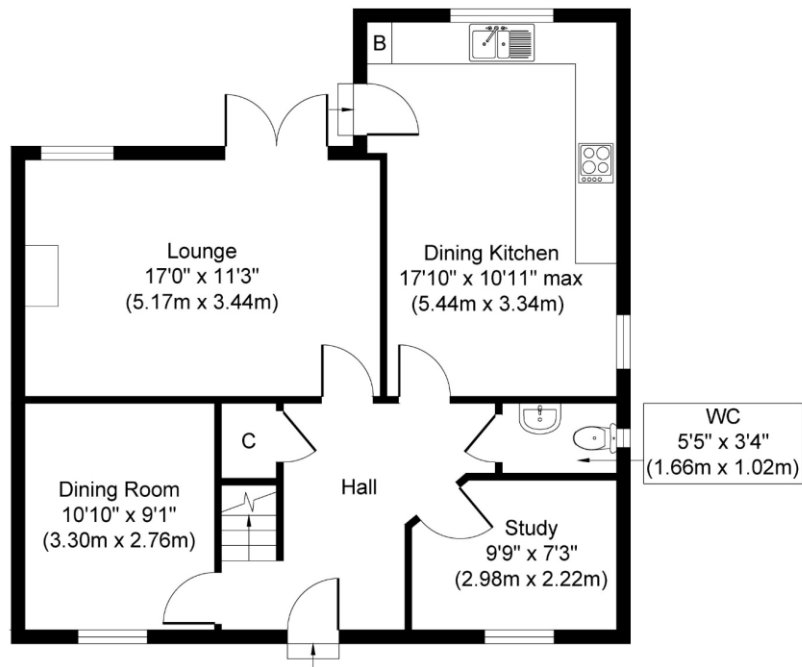
### HOW TO GET THERE:-

Postcode for sat navs: LE65 2JB

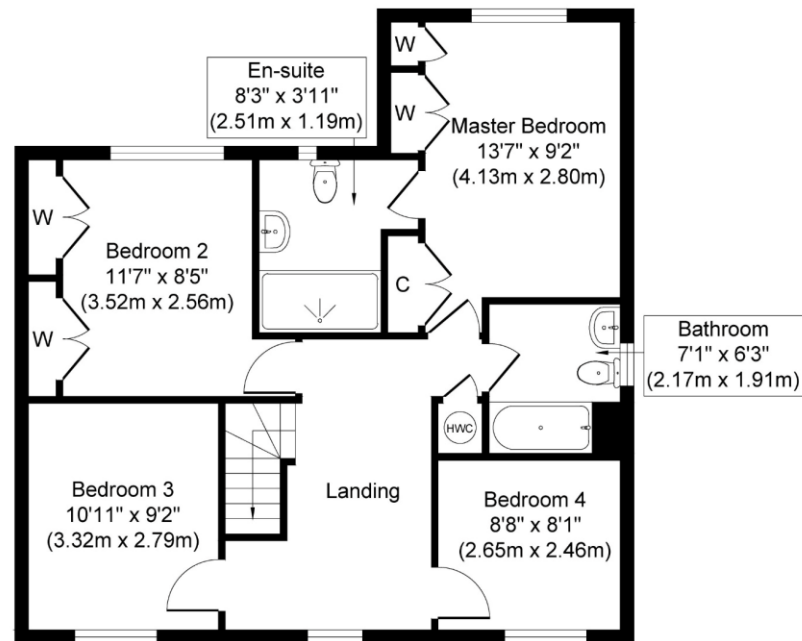
### PLEASE NOTE:-

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.

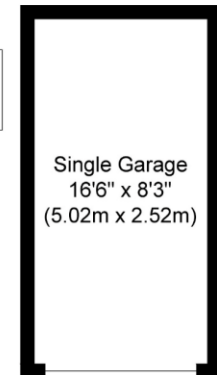




**Ground Floor**  
**Approximate Floor Area**  
**706 sq. ft**  
**(65.57 sq. m)**



**First Floor**  
**Approximate Floor Area**  
**706 sq. ft**  
**(65.57 sq. m)**



**Garage**  
**Approximate Floor Area**  
**136 sq. ft**  
**(12.65 sq. m)**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

