



Templar Road, Ashby-De-La-Zouch



2



1



1

£175,000



### Key Features

- Modern Two-Bedroom End-Terrace Home
- Built by David Wilson Homes
- Open-Plan Kitchen, Living, and Dining Space
- Cloakroom/W.C.
- Bedroom One with Fitted Wardrobes and Juliette Balcony
- Three-Piece Bathroom
- EPC rating C
- Freehold





Welcome to Templar Road, Ashby-de-la-Zouch—an exquisite end-terrace residence, perfectly positioned within the serene Ivanhoe Fields development and crafted by David Wilson Homes in 2014. This contemporary two-bedroom home, free from an upward chain, provides an optimal choice for first-time buyers or those seeking an ideal investment opportunity.

Step inside to discover a spacious, open-plan kitchen, living, and dining area drenched in natural light, courtesy of dual-aspect windows. The sleek black kitchen features modern appliances and under-stair storage, with elegant LVT flooring enhancing the aesthetic. A two piece cloakroom/W.C. completes the layout.

The first floor offers a tranquil retreat with a double bedroom, boasting built-in storage and charming French doors leading to a Juliette balcony. The second, single bedroom, is flooded with sunlight, making it perfect for a nursery or office. A chic, three-piece bathroom with a bath completes this floor.



Outside, enjoy convenient allocated parking, a practical external storage area, and a welcoming paved patio. Located a stone's throw from Ashby's vibrant centre, this home presents the perfect fusion of modern living with local charm. Don't miss this opportunity—contact our team today!

Ashby-de-la-Zouch is a charming town known for its rich history and picturesque surroundings. Located in the heart of the National Forest, this area offers a perfect blend of rural tranquillity and modern conveniences. The historic market town centre is only a short stroll away from Templar Road, providing easy access to an array of local shops, cafes, and restaurants. The area is renowned for its community spirit and vibrant cultural scene, with numerous events and festivals held throughout the year.

Education is well-catered for in Ashby-de-la-Zouch, with a selection of reputable schools close by, making it an attractive option for families. The Ivanhoe College and Ashby School are both highly-regarded secondary schools, while several primary schools consistently achieve excellent results. Additionally, for those pursuing further education, the area benefits from good transport links to universities in Birmingham, Leicester, and Nottingham.

Nature enthusiasts will be delighted by the array of outdoor amenities on offer. The National Forest provides an abundance of cycling and walking trails, while nearby parks and green spaces are perfect for leisurely picnics and family outings. Just a short distance away is Hicks Lodge, a favourite for outdoor activities including mountain biking and bird-watching.

Transport links are a key feature of the area, ensuring straightforward journeys whether for business or leisure. The M42 motorway is easily accessible, providing convenient connections to the Midlands' major cities, while East Midlands Airport is within a short drive, perfect for those who travel frequently.



## ACCOMMODATION

ENTRANCE HALLWAY 1.66m x 0.94m (5'5" x 3'1")

CLOAKROOM/W.C. 1.65m x 0.87m (5'5" x 2'11")

LIVING | KITCHEN | DINING 5.07m x 5.06m (16'7" x 16'7")

## FIRST FLOOR ACCOMMODATION

BEDROOM ONE 3.96m x 2.62m (13'0" x 8'7")

BEDROOM TWO 2.53m x 2.35m (8'4" x 7'8")

BATHROOM 2.43m x 1.39m (8'0" x 4'7")

## COUNCIL TAX BAND:-

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

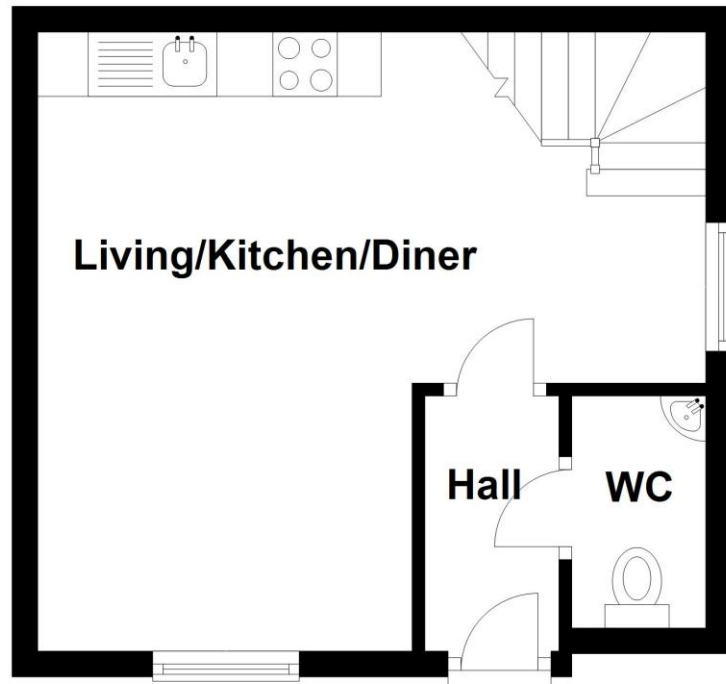
## HOW TO GET THERE:-

Postcode for sat navs: LE65 2AD

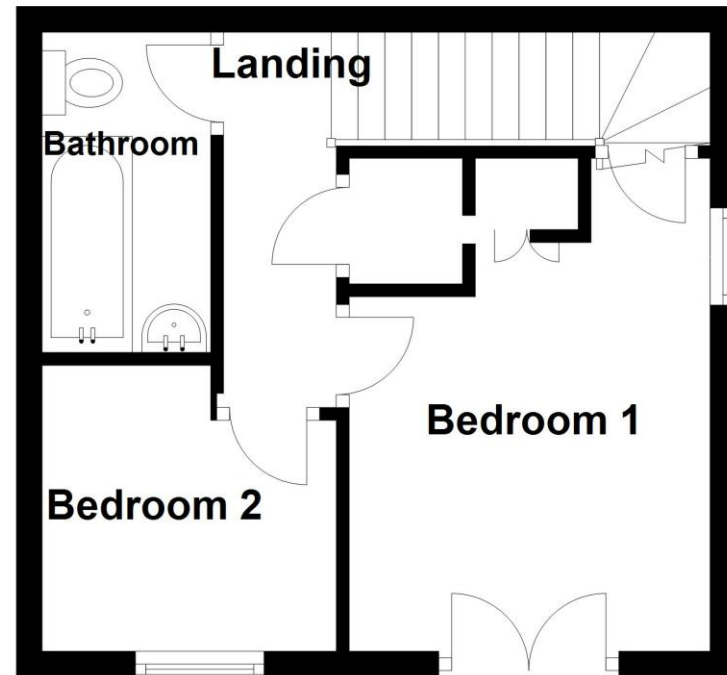
## PLEASE NOTE:-

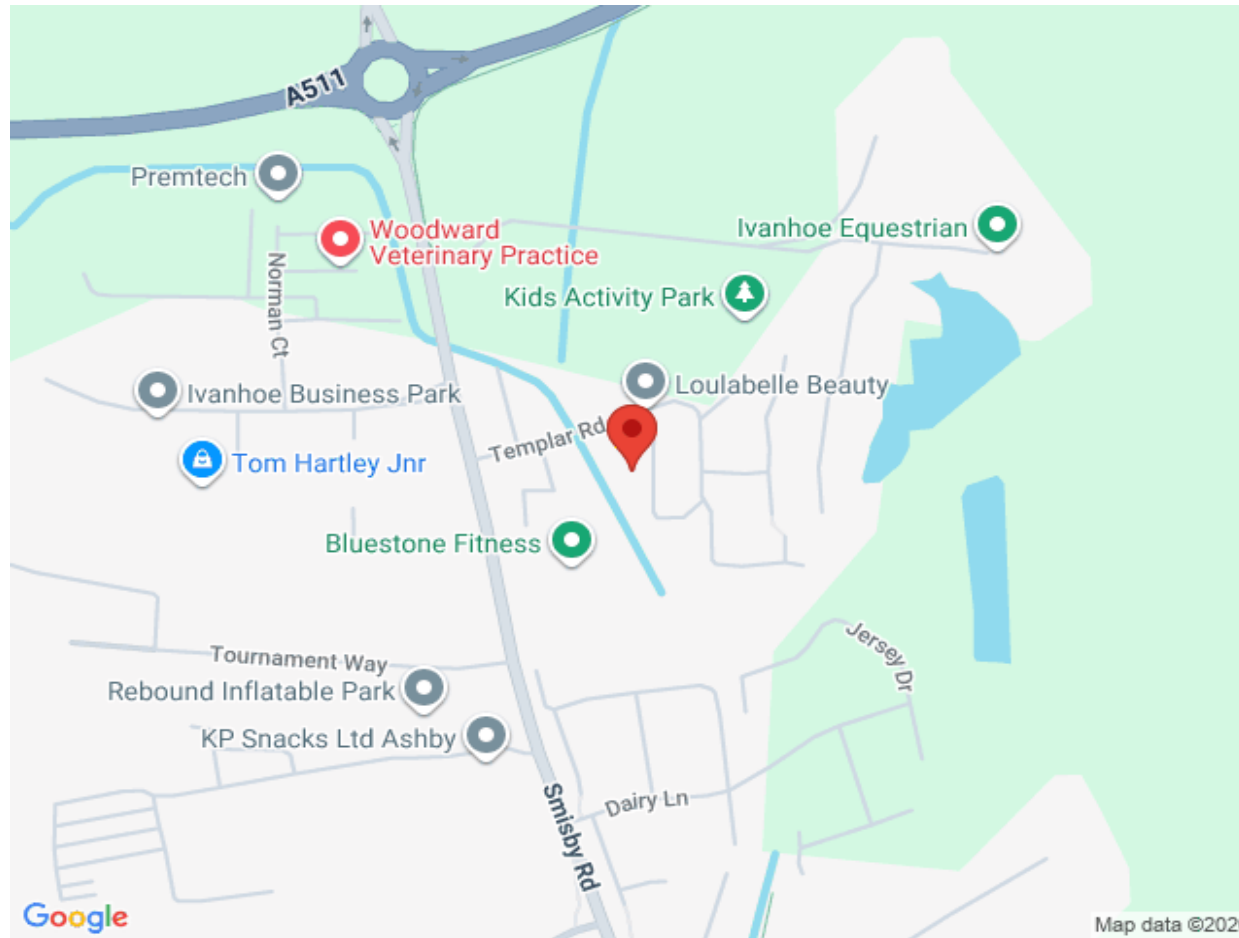
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us 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		93 A
81-91	B		
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

