



Alexanders

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# Saxon Way

## Ashby-De-La-Zouch

- Three bedroom semi detached house
- Stunning open-plan living space
- Modern kitchen with integrated appliances
- Three spacious bedrooms
- Beautifully landscaped garden
- Quiet cul de sac location
- Set in stunning Market Town
- EPC Rating C / Council Tax Band B / Freehold

Nestled in the charming area of Saxon Way, Ashby-De-La-Zouch, this delightful semi-detached house offers a perfect blend of comfort and modern living. Spanning an inviting 723 square feet, the property features two spacious reception areas that provide ample space for relaxation and entertaining. The open-plan design enhances the flow of the home, creating a warm and welcoming atmosphere.

The property boasts three well-proportioned bedrooms, making it an ideal choice for families or those seeking extra space for guests or a home office. The bathroom is conveniently located, ensuring ease of access for all residents.

One of the standout features of this home is the set of elegant French doors that lead to the garden, allowing natural light to flood the living areas and providing a seamless connection to the outdoor space. This feature is perfect for enjoying the fresh air and hosting gatherings during the warmer months.

Additionally, the property offers parking for two vehicles, a valuable asset in this desirable location. With its combination of practicality and charm, this semi-detached house on Saxon Way is a wonderful opportunity for anyone looking to settle in the picturesque town of Ashby-De-La-Zouch. Don't miss the chance to make this lovely house your new home.





## General Description

Thoughtfully and tastefully updated by the current owners, the property showcases a refined, modern finish that blends elegance with everyday practicality, making it an excellent choice for first-time buyers, second movers, or those looking to downsize without compromise.

## Accommodation

The ground floor presents a sleek and contemporary interior, enhanced by a bright dual-aspect design that floods the living spaces with natural light. A generously proportioned open-plan lounge and dining area provides both comfort and versatility, seamlessly opening onto the rear garden through stylish French doors. Adjoining this space, the modern kitchen is fitted with high-quality, integrated appliances and finished with a balance of functionality and design, making it as practical as it is visually appealing.

Upstairs, the home continues to impress with three well presented bedrooms. Two double rooms provide ample space for family or guests, while the third bedroom offers versatility, lending itself to use as a nursery, home office, or dressing room. Serving the first floor is a chic family bathroom, complete with a sleek three-piece suite, bespoke storage units, and complementary tiled surrounds, adding a touch of sophistication to the accommodation.



## External

The exterior is equally inviting, with a rear garden designed to offer both beauty and practicality. Beginning with a smooth paved patio, the space is ideal for outdoor dining and entertaining, leading onto neatly kept lawns and pathways. Raised beds adorned with mature shrubs and colourful planting add character and charm, while careful landscaping ensures a tranquil outdoor retreat.

## Location

With its prime position close to Ashby Town Centre, local schools, and a wide range of amenities, this property brings together style, convenience, and comfort in a home perfectly suited to modern living.

## 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 B.

## 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

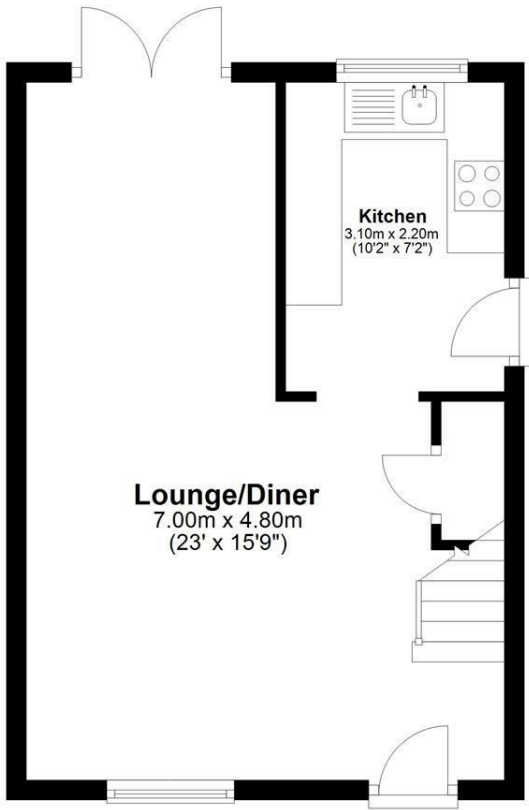
Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an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

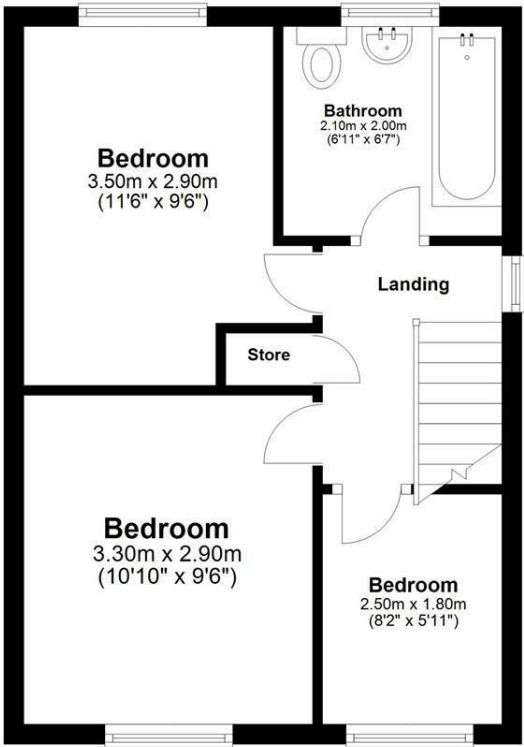
Ground Floor

Approx. 33.6 sq. metres (361.7 sq. feet)



First Floor

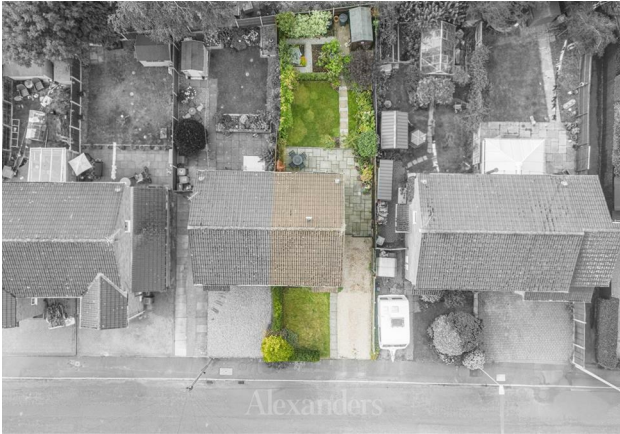
Approx. 33.5 sq. metres (361.0 sq. feet)



Total area: approx. 67.1 sq. metres (722.6 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		







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