



Ruthyn Close, Ashby-De-La-Zouch



£195,000

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#### Key Features

- Impressive Two Double Bedroom Maisonette
- Built By David Wilson Homes
- Located In the Picturesque Market Town of Ashby-de-la-Zouch
- Ideal for Professionals
- Bright Open-Plan Lounge and Dining Kitchen
- Two Double Bedrooms + Fitted Wardrobes
- EPC rating B
- Leasehold





Welcome to Ruthyn Cl, a captivating red-brick haven nestled in the picturesque market town of Ashby-de-la-Zouch. This impressive two double bedroom maisonette offers the perfect blend of modern living with its stylish decor and serene comfort in the desirable Hastings Park Development.

Privately accessed, the entrance hall leads you through to a bright landing/study area, offering versatility for professionals working from home. The open-plan lounge and dining kitchen is the heart of this home, featuring sleek white cabinets, a fitted electric oven and hob, and space for your washing machine. The two generously sized double bedrooms boast built-in wardrobes, ensuring ample storage. Surrender to relaxation in the stylish bathroom, complete with a classic bathtub and modern fittings.

Outside, a dedicated enclosed outdoor storage area making it easy to keep your space tidy and organized. Add in a driveway with off road parking for two cars, this welcoming abode provides all the practical touches needed for today's lifestyle.

Don't miss out on this extraordinary opportunity—contact our team today to schedule your viewing!

Nestled in the picturesque town of Ashby-de-la-Zouch, 25 Ruthyn Close is perfectly positioned to offer residents both tranquility and convenience. This charming town is steeped in history, with the iconic Ashby Castle just a short stroll away. Not only is the area rich in historical significance, but it is also complemented by a vibrant community atmosphere. The town centre, renowned for its quaint shops, cafes, and local markets, provides everything you need for daily life, all within easy reach of the property.

Connectivity is a key feature of this location, with excellent transport links ensuring easy access to nearby cities such as Leicester and Nottingham. The M42 motorway is readily accessible, facilitating convenient commutes and day trips to explore more of the Midlands. Moreover, nearby East Midlands Airport ensures that quick national and international travel is an effortless reality. For those who prefer greener modes of transport, the surrounding scenic countryside offers ample pathways for walking and cycling.

Families and individuals alike will appreciate the educational facilities nearby, with a selection of highly regarded primary and secondary schools in the vicinity. The surrounding area is well-equipped with leisure amenities, including indoor and outdoor sports facilities. The local leisure centre provides a range of activities to keep residents active and entertained all year round.

For nature enthusiasts, the vicinity of the National Forest offers endless opportunities for enjoyment and exploration, with woodlands and trails to suit every level of adventurer. Whether you're seeking a leisurely weekend walk or an invigorating biking trail, Ashby-de-la-Zouch serves as a gateway to nature's beauty. This harmonious blend of town history, modern convenience, and rural charm makes it an enviable location to call home.



## ACCOMMODATION

**ENTRANCE HALLWAY** 2.01m x 1.64m (6'7" x 5'5")

**LANDING/STUDY AREA** 2.02m x 1.64m (6'7" x 5'5")

**OPEN PLAN LIVING | KITCHEN | DINER** 8.64m x 4.25m (28'4" x 13'11")

**BEDROOM ONE** 3.99m x 2.92m (13'1" x 9'7")

**BEDROOM TWO** 3.12m x 3.1m (10'2" x 10'2")

**STYLISH BATHROOM** 2.1m x 1.76m (6'11" x 5'10")

## COUNCIL TAX BAND:-

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

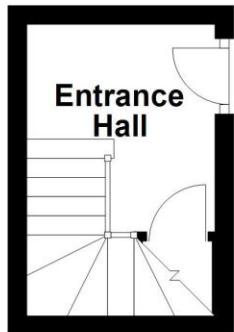
## HOW TO GET THERE:-

Postcode for sat navs: LE65 1FU

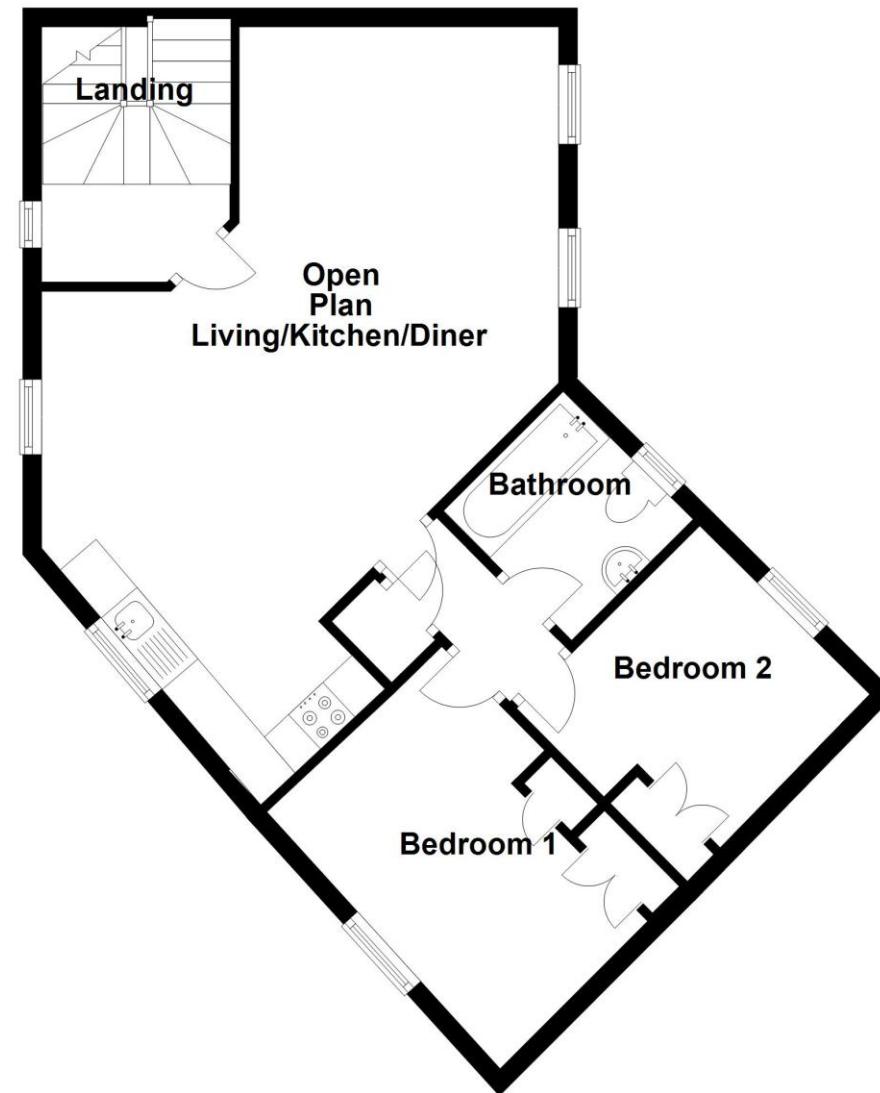
## PLEASE NOTE:-

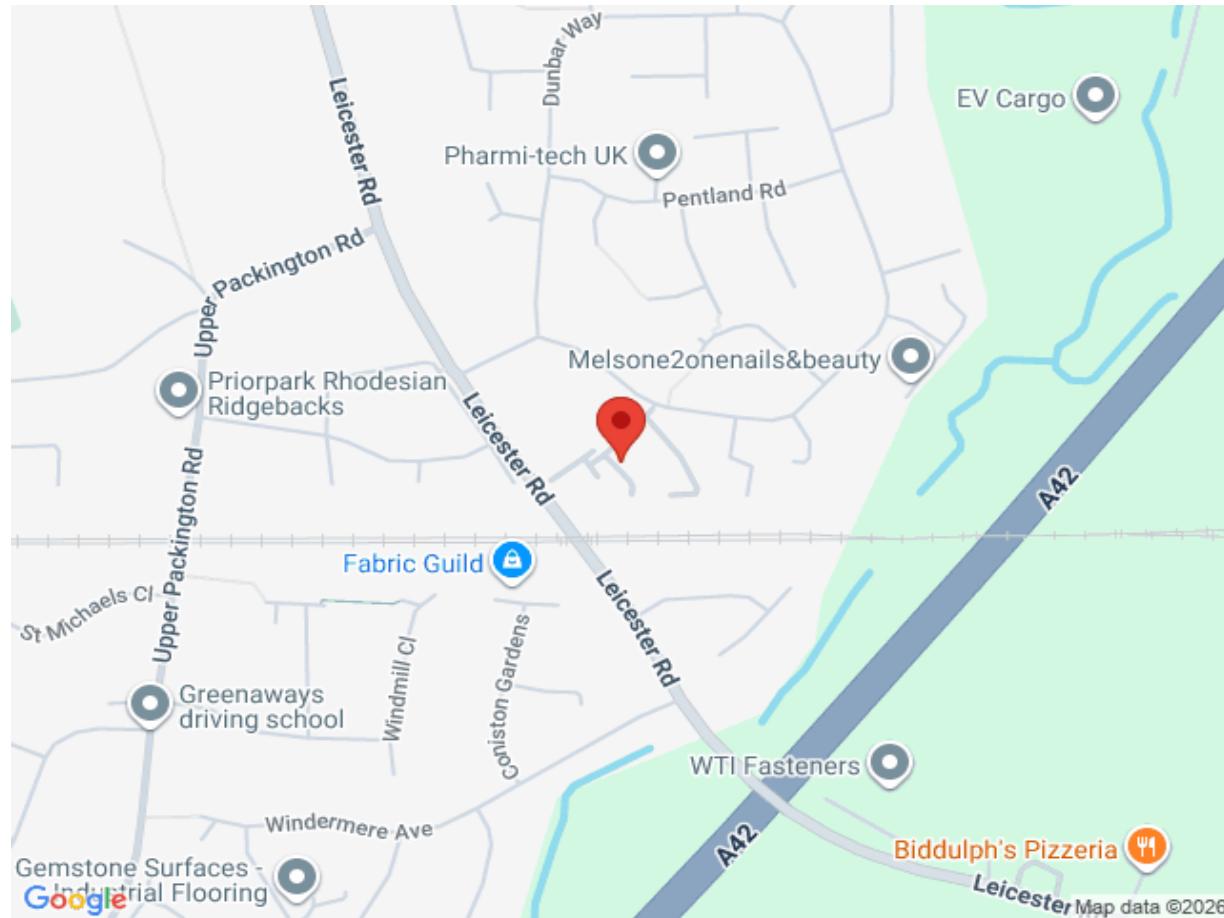
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### Ground Floor



### First Floor





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



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