

Beech Way

Ashby-de-la-Zouch, LE65 2SR



Modern three-bedroom semi-detached home in a quiet cul-de-sac with generous off-road parking, private landscaped rear garden, two doubles, single bedroom, open-plan lounge/diner and fitted kitchen with excellent potential to create a larger open-plan kitchen/dining space. NO CHAIN.

£235,000



John German

Set back from the road behind a gravelled foregarden, the property benefits from a driveway to the side providing off-road parking for numerous vehicles. The entrance door opens into a reception hall with useful coat storage and access into the principal living accommodation.

The open-plan lounge and dining room is a well-proportioned space with plenty of flexibility for both comfortable seating and a dining table. The lounge area features a deep box-bow UPVC double-glazed window with a deep windowsill, there are two storage heaters. The dining area enjoys a further UPVC double-glazed window overlooking the rear garden.

The kitchen is fitted with a range of base cabinets arranged along two sides, incorporating roll-edge work surfaces and pine-effect doors. There is an integrated gas hob with extractor hood above and oven beneath, together with space and plumbing for an under-counter fridge, dishwasher and washing machine. A particularly appealing feature is the potential to open the kitchen into the adjoining dining area, creating a larger open-plan kitchen/dining room subject to any necessary consents and building regulations. A UPVC door leads directly from the kitchen into the rear garden.

The rear garden has been landscaped with ease of maintenance in mind and provides a private outdoor space, with two useful timber storage sheds and gated side access.

To the first floor are three bedrooms, comprising two good-sized double bedrooms and a single bedroom, alongside a family bathroom. The bathroom is fitted with a modern white suite including panel bath with shower mixer tap, pedestal wash hand basin with mixer tap and WC, complemented by half-height tiling to two walls.

Agents notes: It is common for property Titles to contain Covenants; a copy of the Land Registry Title is available to view on request.

It is quite common for some properties to have a Ring doorbell and internal recording devices.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Property construction: Standard

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: North West Leicestershire District Council / Tax Band B

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/01102026

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Agents' Notes

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