



**Alexanders**  
MarketMakers.

# Bishop Hall Road Ashby-De-La-Zouch

- Beautifully upgraded detached family home
- Prime position on a superb plot
- Private sweeping driveway with ample parking
- Stunning dual-aspect lounge
- Separate well-proportioned dining room
- Triple-aspect open-plan breakfast kitchen
- Four spacious bedrooms, three bathrooms
- Landscaped garden with courtesy lighting
- EPC Rating B / Council Tax Band F / Freehold

Welcome to Bishop Hall Road, a beautifully presented detached family home occupying a prime position within this sought-after modern development.

Thoughtfully upgraded by the current owners, the property combines contemporary style with practical family living, resulting in a home that is both elegant and highly functional. With a larger-than-average landscaped rear garden, stylish interior finishes and excellent access to local amenities and well-regarded schooling, this property is ideally suited to modern living.

On approach, the home immediately impresses with its private sweeping driveway, providing generous off-road parking and a pleasant outlook across adjacent parks and walkways. The attractive frontage offers a sense of privacy and space rarely found on newer developments.





#### Accommodation:

Stepping inside, a bright and welcoming reception hall creates a strong first impression, with stairs rising to the first floor and access to the principal ground-floor rooms. The dual-aspect family lounge is a superb everyday living space, filled with natural light and enhanced by French doors opening onto the rear garden. A well-proportioned dining room provides an ideal setting for formal dining and entertaining.

At the heart of the home lies a stunning triple-aspect open-plan breakfast kitchen, beautifully appointed with a central island, matching units and a range of integrated appliances. Designed for both cooking and socialising, the space also features French doors opening onto the garden, with a dedicated utility room conveniently positioned alongside. A stylish guest cloakroom completes the ground-floor accommodation.

To the first floor are four generously sized bedrooms. The primary and second bedrooms both benefit from sleek en suite shower rooms, while the remaining two bedrooms are served by an attractive and well-finished family bathroom.

#### Gardens and land:

Externally, the property truly excels. The exceptional rear garden has been thoughtfully landscaped to create a variety of usable spaces, including patios for al fresco dining, vibrant lawned areas and timber-decked seating zones ideal for relaxation or entertaining. Courtesy lighting enhances the garden's ambience and usability throughout the day and into the evening.

A detached garage provides valuable additional storage, while the driveway ensures ample parking for a busy household.

#### Location:

The location further enhances the appeal, offering excellent access to local amenities, commuter links and reputable schools.

#### 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:

The property is being sold freehold with vacant possession upon completion.

#### Local Authority:

Northwest Leicestershire District Council, Council Offices, Coalville, Leics, LE67 3FJ. Council Tax Band F.

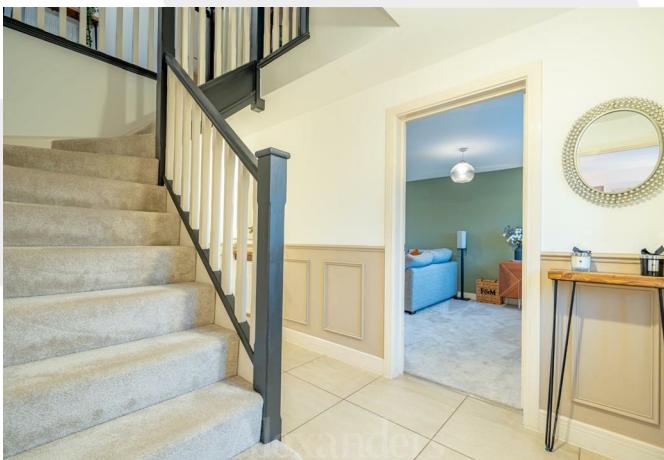
#### Viewings:

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.

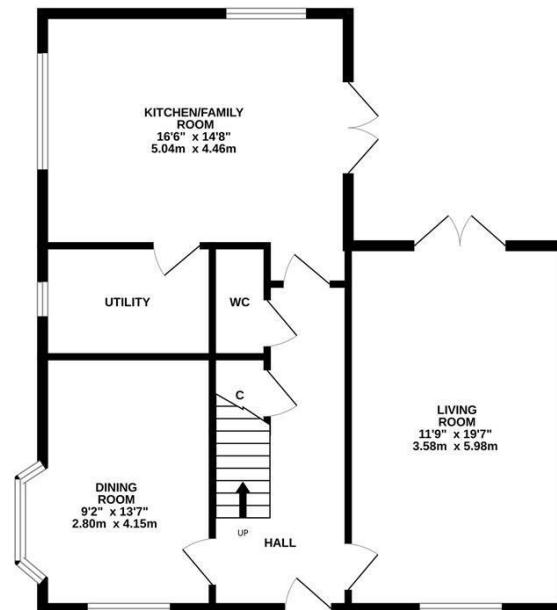
## Money Laundering:

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.

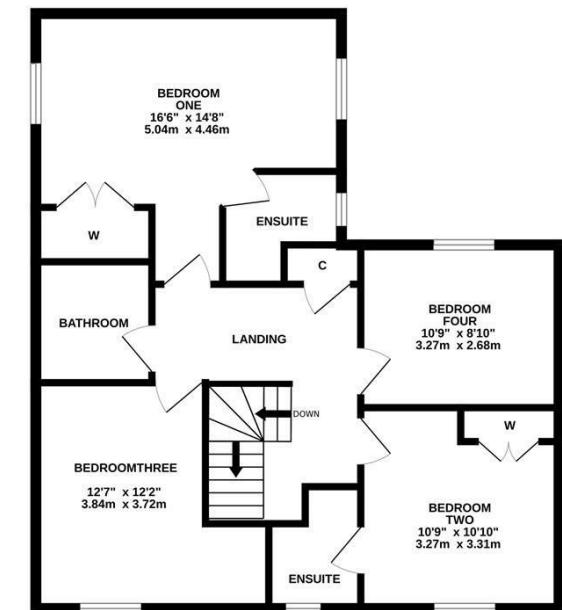
## General Note:

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  
768 sq.ft. (71.4 sq.m.) approx.



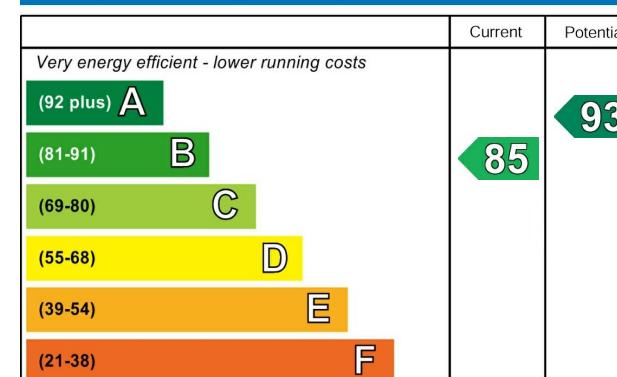
1ST FLOOR  
761 sq.ft. (70.7 sq.m.) approx.



TOTAL FLOOR AREA : 1529 sq.ft. (142.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for guidance only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Energy Efficiency Rating





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