

Cedar Close

Ashby-de-la-Zouch, LE65 1SQ



Situated in a popular residential area, this three-bedroom semi-detached home features a lounge/diner, modern kitchen and bathroom, generous rear garden, garage and off-road parking. Offered with no upward chain, it's ideal for first-time buyers, growing families or downsizers.

£243,000

John German

Set back behind a neat, low maintenance frontage with a small lawned garden, the property enjoys a private driveway providing off-road parking for one vehicle, leading directly to the attached single garage.

Stepping inside, a welcoming entrance hallway leads through to the principal living accommodation. The spacious lounge diner provides an excellent everyday living and entertaining space, centred around an attractive feature electric fireplace, whilst offering ample room for both comfortable seating and a family dining table. Natural light floods the room, creating a bright and inviting atmosphere.

The adjoining kitchen has been fitted with a modern range of units complemented by work surfaces and incorporates an electric oven, electric hob with extractor hood above, together with space for additional appliances, providing a practical and functional workspace.

To the first floor, the landing gives access to three well proportioned bedrooms, comprising two double bedrooms and a single bedroom, ideal as a child's room, nursery, or home office. Completing the accommodation is the contemporary family bathroom, fitted with a modern white three-piece suite incorporating a panelled bath with electric shower over, pedestal wash hand basin and low-level WC.

Outside, the rear garden is a particular feature of the property, offering a generous outdoor space that is predominantly laid to lawn, complemented by a patio seating area-perfect for relaxing or entertaining during the warmer months. A personnel door provides convenient access into the garage, enhancing the practicality of the home.

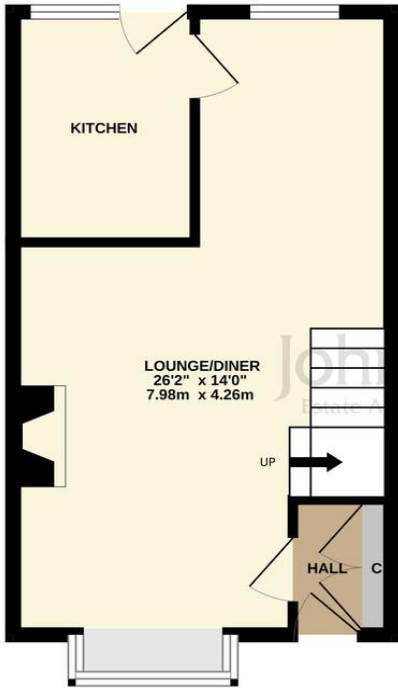
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Tenure: Freehold. It is common for property Titles to contain Covenants; a copy of the Land Registry Title is available to view on request.
(purchasers are advised to satisfy themselves as to the tenure via their legal representative).
Property construction: 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/03072026

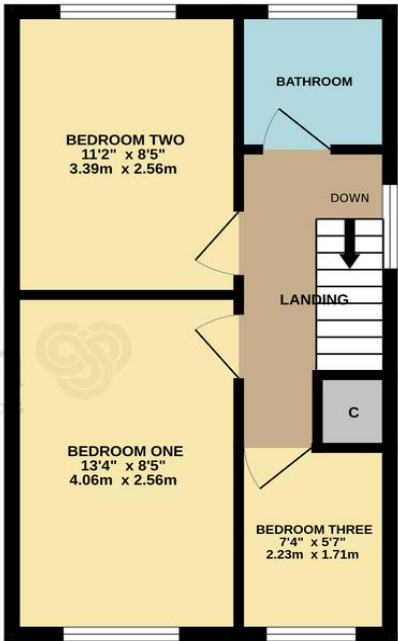
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GROUND FLOOR
346 sq.ft. (32.1 sq.m.) approx.



1ST FLOOR
342 sq.ft. (31.8 sq.m.) approx.



TOTAL FLOOR AREA : 688 sq.ft. (63.9 sq.m.) approx.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	83 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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