

Sinclair



19 Saxon Way, Ashby-De-La-Zouch

£242,000

19 Saxon Way

Ashby-De-La-Zouch

This THREE BEDROOM semi detached house occupying a cul-de-sac location within the popular commuter town of Ashby-de-la-Zouch comes to the market offering an open plan lounge/diner with conservatory and modern kitchen. Stairs rise to the first floor landing offering three bedrooms and a shower room and externally, the property benefits from ample off road parking and a rear garden. Ideal for young families, downsizes and first time buyers alike.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Three Bedrooms
- Semi Detached House
- 23'0 Lounge/Diner
- Conservatory
- Off Road Parking
- Cul-De-Sac



GROUND FLOOR

Lounge/Diner

23' 0" x 15' 7" (7.01m x 4.75m)

Having uPVC double glazed window to front and entered by a uPVC front door with inset opaque double glazed panel and comprising coving, timber effect laminate flooring, access to understairs storage with stairs rising to the first floor and having aluminum framed patio doors accessing the conservatory.

Conservatory

7' 2" x 13' 3" (2.18m x 4.04m)

Being of uPVC double glazed surround and having wall lighting, ceramic tiled flooring and uPVC French doors accessing the rear garden.

Kitchen

9' 7" x 7' 2" (2.92m x 2.18m)

Inclusive of a range of wall and base units with rolled edge work surfaces, a four ring gas hob with extractor hood over, sink and drainer unit with flexi hose mixer tap, integrated slim line dishwasher, and further integrated fridge freezer. Also benefiting from an electric oven and grill, space and plumbing for appliances, timber effect laminate flooring, part tiled walls, a uPVC double glazed window to rear and having uPVC framed door to side.



FIRST FLOOR

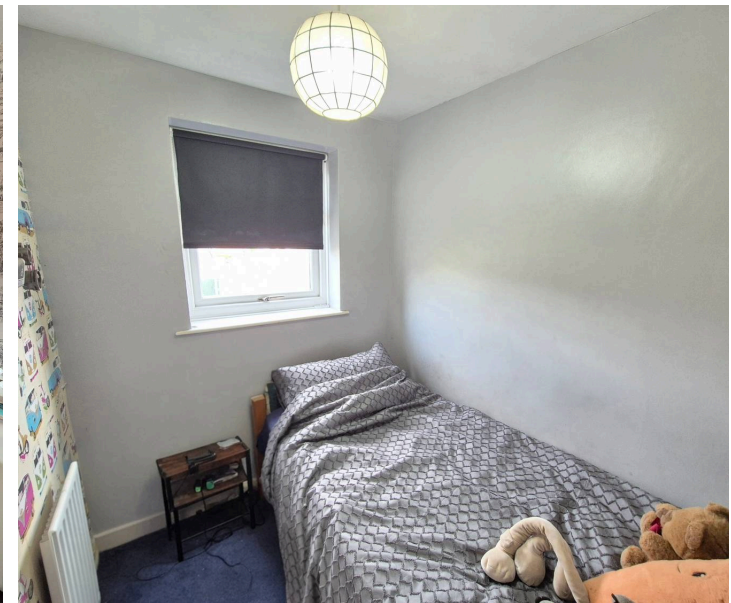
Landing

Stairs rising to the first floor landing give way to three good size bedrooms and the shower room. Also comprising coving, uPVC double glazed window to side and an airing cupboard housing the hot water cylinder.

Bedroom

11' 2" x 8' 5" (3.40m x 2.57m)

Having uPVC double glazed window to rear and loft hatch, which in turn enjoys part boarding.



Bedroom

11' 1" x 9' 4" (3.38m x 2.84m)

Having uPVC double glazed window to front.

Bedroom

8' 3" x 5' 8" (2.51m x 1.73m)

Having uPVC double glazed window to front.

Shower Room

6' 1" x 6' 8" (1.85m x 2.03m)

This three piece suite comprises a corner shower enclosure with thermostatic mixer waterfall tap, vanity wash hand basin with monobloc mixer tap, low level push button w.c, coving, extractor fan, chrome heated towel rail, vinyl flooring, part tiled walls and having an opaque uPVC double glazed window to rear.

Rear Garden

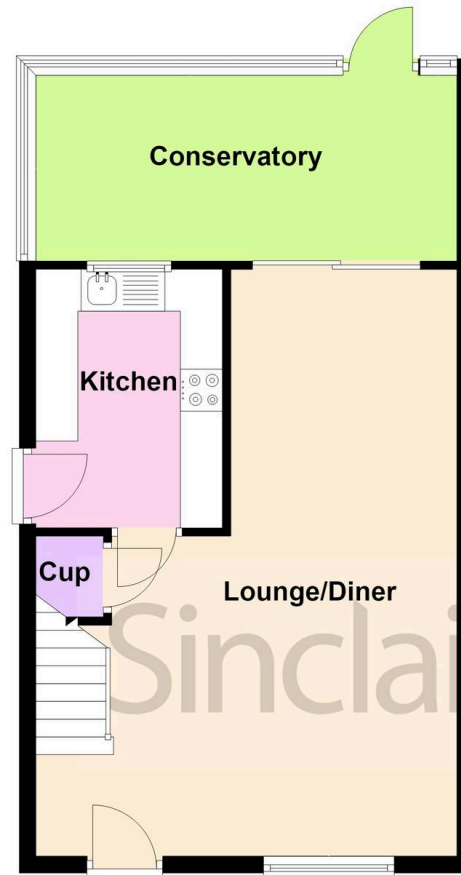
Having a paved patio with block edging, an artificial lawn, water point, side gated access and surrounded by timber closed board fence panelling.

Driveway

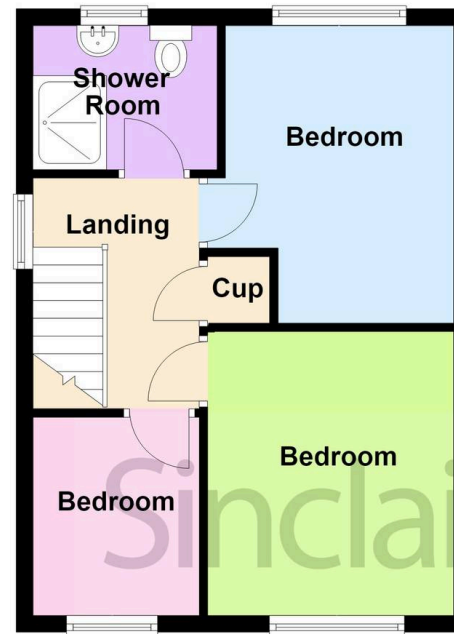
A tandem tarmacadam driveway offers off road parking for multiple vehicles and having an area of stone shingling giving way to the front door beneath a canopy porch.



Ground Floor



First Floor





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