

# Loweswater Grove

Ashby-de-la-Zouch, LE65 1HG



A well-presented three-bedroom semi-detached home set in a cul-de-sac location, offering guests WC, an open-plan dining kitchen, lounge with feature fire and a generous rear garden with woodland views. Featuring off-road parking and a convenient location, this property is ideal for families.

£240,000



John German

The uPVC entrance door opens into a welcoming reception hallway, featuring attractive natural stone-effect tiled flooring. Immediately to your right is a convenient guest cloakroom, finished with matching floor tiles and half-height feature tiling, and fitted with a WC and pedestal wash hand basin.

From here, you step into the living room, where stairs rise to the first floor. A feature fireplace creates an excellent focal point, while the front-facing window overlooks the garden, allowing for plenty of natural light.

To the rear, the dining room enjoys views over the garden and benefits from a wide archway that creates an open-plan feel into the adjacent kitchen. The kitchen is fitted with a range of shaker-style, oak-effect base and wall-mounted cabinets, complemented by black roll-top work surfaces. It includes an integrated gas hob with extractor hood above and a double oven beneath. There is also space for a washing machine and fridge freezer, with a door providing direct access to the outside.

Upstairs, the first floor offers three bedrooms, including two well-proportioned doubles and a good-sized third bedroom. The principal bedroom is positioned at the rear of the property, overlooking the mature garden and enjoying a pleasant woodland backdrop.

The family bathroom is finished in white and comprises a bath with a dual-head electric shower over, WC, and pedestal wash hand basin.

Externally, the property is situated in a quiet cul-de-sac location. There is a garden to the front and a side driveway providing off-road parking. Gated side access leads to a generously sized rear garden, which is not overlooked and benefits from a peaceful woodland backdrop.

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

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

**Property construction:** Standard

**Parking:** Drive

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Mains gas

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

**Broadband type:** TBC - 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](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/13042026

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 76 C      |
| 55-68 | D             | 62 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



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