



Philip Bent Road, Ashby-De-La-Zouch



4



2



2

£409,950



### Key Features

- Split-Level, Four-Bedroom Detached Family Home
- Built by Bloor Homes
- Stylish Design and Spacious Living Areas
- Generous Bay-Fronted Lounge
- Modern Kitchen/Diner + Siemens Appliances
- Utility Room | Cloakroom/W.C.
- EPC rating U
- Freehold





Welcome to the exquisite split-level, four-bedroom family home built by Bloor Homes, situated along Philip Bent Road, Ashby-de-la-Zouch. Perched at the road's head, this charming, detached house offers an abundance of space both inside and out, boasting professionally designed, landscaped gardens that cater to every family whim. The location is equally impressive, with a leisurely stroll leading to the bustling market town and within the Hilltop Primary School catchment area.

Enter through the extended hallway, perfectly designed for muddy boots, coats, and prams. The ground floor reveals a spectacular bay-fronted lounge, over 17ft in length with stylish shutters, alongside a separate study. Descend to the open-plan living area—a stunning space for entertaining—blessed with a glass roof and French doors opening onto breath-taking south-facing garden views. The modern kitchen is a chef's delight, featuring granite worktops, stylish cabinets and premium Siemens appliances. Offering immense space to entertain and dine along with a utility room completes its functionality.

Upstairs, the first floor hosts three spacious double bedrooms and a single bedroom, the master boasting fitted wardrobes and a sleek en-suite. A family bathroom completes this level, adorned with a shower-over-bath setup.

Outside, the beauty continues with decorative gravelled borders and vibrant well stocked flowerbeds. The rear garden is a masterpiece, a sun-drenched paradise featuring slate paved patios, water feature, and a fenced children's play area with a sandpit. A single garage with storage and off-road parking for two cars rounds off this magnificent property.

Contact our team for a viewing and seize the opportunity to call this stunning abode your home.

Ashby-de-la-Zouch is a charming market town in the heart of Leicestershire, known for its rich history and vibrant community spirit. It offers a blend of medieval character and modern amenities, making it appealing to both residents and visitors. The town centre is adorned with a selection of independent shops, cafes, and restaurants, providing a delightful backdrop for leisurely strolls. Regular markets add to the town's bustling atmosphere, offering local produce and crafts that are a favourite among locals and newcomers alike.

The area is renowned for its excellent educational facilities, featuring Hilltop Primary School, which prides itself on its strong academic performance and community involvement. Families will benefit from the proximity of other respected institutions, both primary and secondary, within a short distance. This emphasis on quality education makes Ashby-de-la-Zouch an attractive option for families prioritizing their children's academic success.

Ashby-de-la-Zouch is conveniently located for those commuting to nearby cities or exploring the scenic East Midlands countryside. The town enjoys straightforward access to key road networks, including the A42 and M1, connecting residents to bustling urban centres such as Leicester and Birmingham, both filled with job opportunities, cultural amenities, and diverse dining experiences. Yet, the town's more peaceful surroundings offer an ideal retreat from the busy city life, striking a balance between accessibility and tranquillity.

The community's thriving social scene further enhances its appeal, with numerous local events, clubs, and societies offering something for everyone. The Ashby Arts Festival and Ashby Statutes Fair are just two examples of the vibrant cultural life available to residents. Whether one's interest lies in arts, sports, or entertainment, residents can easily find like-minded individuals while enjoying the friendly and inclusive atmosphere that is characteristic of Ashby-de-la-Zouch.

Nature enthusiasts will appreciate the abundance of parks and green spaces found in the area, perfect for outdoor activities and family outings. The picturesque Ashby Wolds and National Forest provide expansive areas for cycling, walking, and exploring wildlife.

#### ACCOMMODATION

EXTENDED ENTRANCE HALLWAY 3.7m x 1.41m (12'1" x 4'7")

LOUNGE 5.41m x 3.66m (17'8" x 12'0")

STUDY 2.74m x 1.94m (9'0" x 6'5")

CLOAKROOM/W.C. 1.86m x 0.87m (6'1" x 2'11")

STYLISH KITCHEN/DINER 4.61m x 2.94m (15'1" x 9'7")

FAMILY ROOM 2.82m x 2.6m (9'4" x 8'6")

UTILITY ROOM 1.8m x 1.73m (5'11" x 5'8")

#### FIRST FLOOR ACCOMMODATION

BEDROOM ONE 4.45m x 3.08m (14'7" x 10'1")

EN-SUITE SHOWER ROOM 1.83m x 1.79m (6'0" x 5'11")

BEDROOM TWO 4.05m x 3.26m (13'4" x 10'8")

BEDROOM THREE 3.11m x 2.66m (10'2" x 8'8")

BEDROOM FOUR 3.12m x 1.89m (10'2" x 6'2")

FAMILY BATHROOM 1.99m x 1.87m (6'6" x 6'1")

SINGLE GARAGE 5.91m x 3.14m (19'5" x 10'4")

#### SERVICE CHARGE:-

£149.48 per year

#### COUNCIL TAX BAND:-

The property is believed to be in council tax band: E

#### HOW TO GET THERE:-

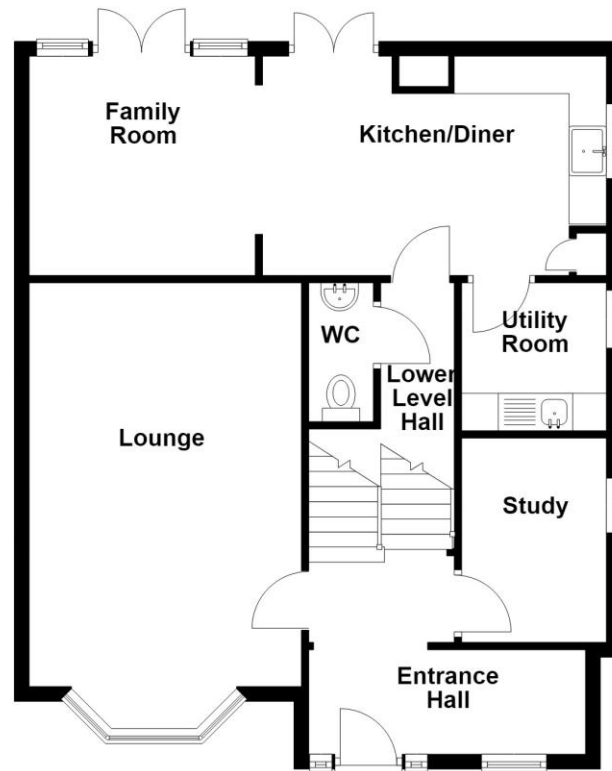
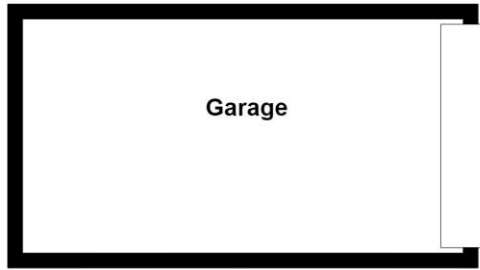
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#### PLEASE NOTE:-

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.



Ground Floor



First Floor

