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# Burton Road Ashby-De-La-Zouch

- Beautifully Appointed Detached Family Home
- Extended Open Plan Kitchen/Diner/Family Room
- Superb Dual Aspect Living Room
- Home Office & Dedicated Utility Room
- No Onward Chain
- Four Brilliant Double Bedrooms
- Completely Rewired & Brand New Central Heating System
- Private & Peaceful Rear Garden
- Landscaped Front Driveway with Ample Off-Road Parking
- Close to Local Schooling & Amenities

Nestled on the charming Burton Road in Ashby-De-La-Zouch, this splendid detached house offers a perfect blend of space and comfort, ideal for family living. Spanning an impressive 1,628 square feet, the property boasts three well-appointed reception rooms, providing ample space for relaxation and entertaining guests.

The heart of the home features a welcoming atmosphere, with each room designed to maximise light and comfort. The four generously sized bedrooms ensure that everyone has their own private sanctuary, while the two modern bathrooms cater to the needs of a busy household.

Outside, the property benefits from parking for up to five vehicles, a rare find that adds to the convenience of this delightful home. The surrounding area is known for its picturesque scenery and community spirit, making it an excellent choice for those seeking a peaceful yet vibrant lifestyle.

This residence is not just a house; it is a place where memories can be made. With its spacious layout and prime location, it presents an exceptional opportunity for anyone looking to settle in Ashby-De-La-Zouch. Do not miss the chance to make this wonderful property your new home.





## General Description

Combining architectural elegance with modern sophistication, the property enjoys close proximity to a host of well-regarded schools, boutique shopping, and an array of local amenities, making it an ideal haven for families and professionals alike and is presented to the market with no upward chain.

## Accommodation

Beyond the kerbside appeal of its neatly landscaped fore gardens and generous private driveway, the home's sleek rendered façade sets a striking tone for what lies within. A composite front entrance door welcomes you into a bright and airy porch, which flows effortlessly into a spacious and inviting reception hall offering the first glimpse of the high standard of finishes throughout and access to the staircase leading to the upper floor.

The ground floor is a masterclass in both form and function, beginning with a superb dual-aspect family lounge. This warm and stylish space is centred around a stunning feature fireplace with a log-burning stove, creating a perfect setting for cosy evenings and relaxed entertaining. Adjacent to the lounge is a versatile home office, ideal for remote working, study, or as an additional snug.

The heart of the home is undoubtedly the spectacular open-plan kitchen/dining to the rear which also boasts an integrated family room. Bathed in natural light thanks to twin skylights and wide bi-fold doors, this beautifully designed space blends luxury with practicality. The bespoke kitchen features a central island and seamlessly integrated modern appliances, while the generous proportions allow ample room for both formal dining and informal living. A separate utility/laundry room adds everyday convenience without compromising style.

Further complementing the ground floor is a guest cloakroom and access to a spacious integral garage, offering secure storage or potential for further development, subject to any necessary consents.

Upstairs, the sense of space and quality continues with four generously sized double bedrooms, each offering flexibility for use as sleeping quarters, dressing areas, or additional work from home space. The primary bedroom is particularly impressive, benefitting from a beautifully appointed en suite shower room. A contemporary family bathroom with a sleek three-piece suite serves the remaining bedrooms.

## External

Outside, the rear garden offers an ideal extension of the home's living space. Directly accessible from the kitchen/diner, it features a modern patio area perfect for al fresco dining, a well-kept lawn bordered by timber sleepers, and mature flowerbeds, all framed by recently replaced fencing for privacy and peace of mind.

## Location

This remarkable home is further enhanced by its prime location, offering the tranquillity of a residential setting with the convenience of being just a short stroll from Ashby's vibrant town centre and excellent transport links. An internal viewing is essential to fully appreciate the scale, quality, and lifestyle on offer.

## 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

We are advised that the property is freehold, prospective buyers are advised to verify this with a legal representative.

## Local Authority

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





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## 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

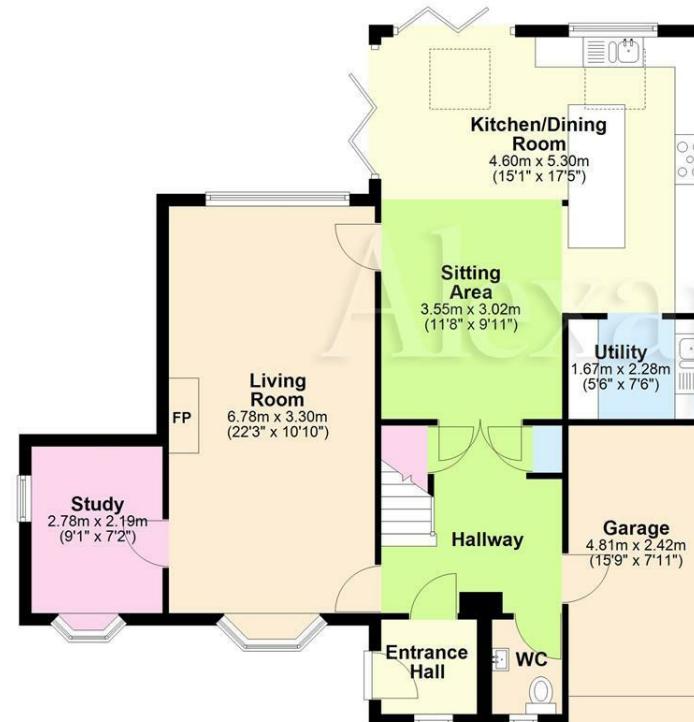
Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an 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

Approx. 90.1 sq. metres (969.6 sq. feet)



### First Floor

Approx. 61.1 sq. metres (658.0 sq. feet)



Total area: approx. 151.2 sq. metres (1627.6 sq. feet)

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		





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