

Lodge Close

Ashby-de-la-Zouch, LE65 1SJ



A well-presented two-bedroom semi-detached bungalow offering bright, easy-to-manage accommodation, a low-maintenance garden, driveway parking, carport and a separate garage, all within approximately half a mile's walk of Ashby town centre and its wide range of shops and amenities.

Offers In Excess Of £260,000



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The accommodation is arranged around a central hallway, which provides access to the lounge, kitchen, bathroom, both bedrooms and a useful large storage cupboard.

The lounge is a comfortable and welcoming living space, enjoying plenty of natural light from windows to two elevations and offering ample room for both seating and occasional furniture.

The kitchen is fitted with a range of wall and base units complemented by laminate work surfaces, with a freestanding cooker and space for further appliances.

There are two bedrooms, with the main bedroom enjoying direct access out to the rear garden via sliding doors, creating a lovely connection between the indoor and outdoor space. The second bedroom provides flexible accommodation and would work equally well as a guest room, study or hobby room.

The bathroom is fitted with a walk-in electric shower, wash hand basin set within a vanity unit and a low-level WC.

Outside, the rear garden has been designed with low maintenance in mind and is mainly paved, with a raised planted bed providing colour and interest alongside a small section of artificial lawn. The garden is enclosed and also provides access to the garage.

To the front, a block-paved driveway provides off-road parking and leads beneath a carport towards the garage, while the remainder of the frontage is paved for ease of maintenance. The separate garage is positioned to the rear of the driveway and features an up-and-over door together with a personnel door opening into the garden.

Well suited to buyers looking for single-storey living in a convenient position, the bungalow combines practical accommodation and useful outside space. There also is excellent access to the centre of Ashby, with a pedestrian shortcut at the end of the road.

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: Driveway, garage & carport

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains 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/>

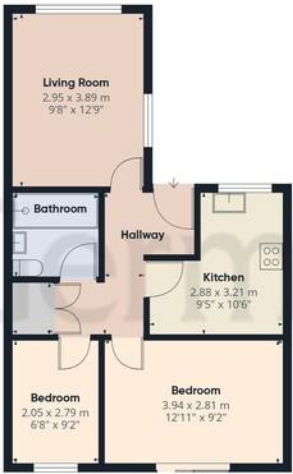
Local Authority/Tax Band: North West Leicestershire District Council / Tax Band C

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA16092026

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Ground Floor Building 1



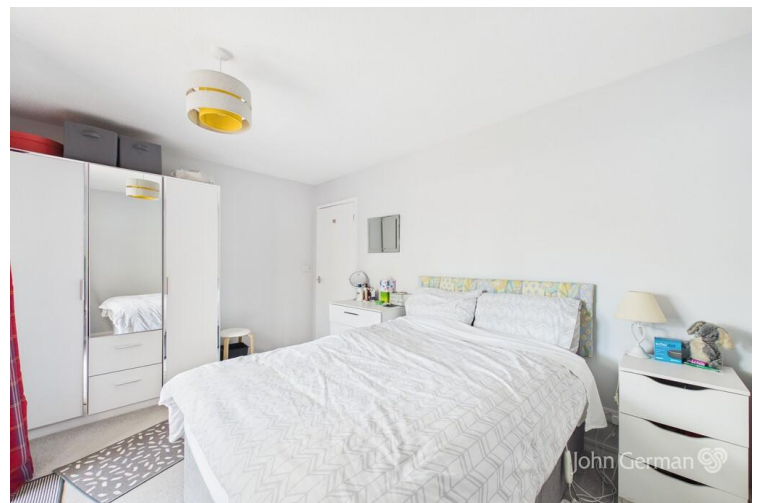
Ground Floor Building 2

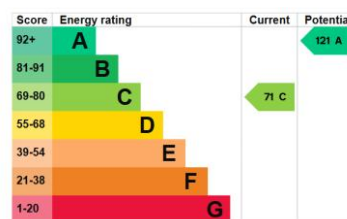
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Approximate total area⁽¹⁾
61.6 m²
664 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.





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