

Churchill Close

Ashby-de-la-Zouch, LE65 2LR



Set within one of Ashby's most sought-after cul-de-sac locations, this charming three-bedroom detached bungalow offers generous accommodation and is presented with no onward chain. Positioned on a spacious plot with a long driveway, garage, and beautifully landscaped gardens, the home combines traditional character with practical modern touches.

£375,000



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Step inside via the entrance porch and into the central hallway, where you'll immediately notice the impressively high ceilings that run throughout the property, creating a wonderful sense of space. The central hall itself is large enough to feel like a reception area, with all rooms leading off from here. The property offers three bedrooms: two well-proportioned doubles, both with fitted wardrobes, and a third single bedroom currently used as a cosy snug/sitting room.

The bathroom is stylishly fitted, featuring modern vanity units with storage, an inset wash hand basin with mixer tap, low-level WC, and an oversized quadrant fully tiled shower with electric shower. A heated towel rail, tiled flooring, and a useful double airing cupboard (housing the gas-fired central heating boiler and hot water cylinder) complete the space.

At the rear, the main sitting room is warm and welcoming, with coving to the ceiling and a feature fireplace at its heart. From here, an archway opens into a bright UPVC double-glazed garden room with a semi-circular design and floor-to-ceiling windows – the perfect spot to relax while enjoying views of the garden.

The breakfast kitchen is fitted with a range of base and wall units, roll-top counters, and space for a central dining table. There's room for an electric cooker, an integrated fridge, and a stainless steel 1½ bowl sink. From here, a door leads into a handy utility/rear porch with additional countertop space and provisions for a washing machine, tumble dryer.

Outside you will find beautiful mature front gardens, flanked by long driveway providing excellent parking and access to the garage. Gated side access leads to the rear where you will find Southerly facing gardens offering great privacy shaped lawns, flowering borders and pretty summerhouse

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 and garage

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 D

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

Our Ref: JGA08092025

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Ground Floor Building 1



Garage

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Approximate total area⁽¹⁾
1046 ft²
97.1 m²

(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.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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Agents' Notes

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