



HOPKINS & DAINTY

ESTATE AGENTS



School Lane, Ashby-De-La-Zouch, LE65 2RF

£490,000

OPEN 7 DAYS A WEEK HOPKINS & DAINTY of TICKNALL are pleased to offer this stunning modern home, built by Davidsons in 2023 to their Darlington specification.

Set on this popular estate towards the edge of Ashby; the accommodation comprises: Entrance hall, Large rear kitchen/dining/sitting room with a range of integrated appliances and French doors opening onto the rear garden. There is also a separate lounge, study, utility room and guest WC. On the first floor there are four double bedrooms, with an En-suite shower room and dressing area serving the master bedroom and a main family bathroom with a separate bath and shower. Side driveway parking for 3 vehicles, a GARAGE, along with front, side and rear gardens. The property has gas central heating, double glazing and an alarm system, and is well worth viewing.

If you would like to see this home for yourself, feel free to let us know when you are available. We are open 7 days a week.

Entrance Hallway



Accessed via a double glazed entrance door. With Amtico flooring, a radiator and stairs rising to the first floor with a storage cupboard under.

Kitchen/Diner/Sitting Room 26'10" x 14'1" >10'3" (8.19 x 4.30 >3.14)



Fantastic open plan kitchen/dining room, a perfect place for entertaining and family time. The kitchen is fitted with a contemporary range of base and wall units with quartz worktops and an inset sink and drainer. There is a built in electric oven, induction hob, microwave oven, cooker hood, dishwasher, fridge and freezer. The room also has Amtico flooring, two radiators, a double glazed side bay window and two sets of French doors with side panels opening onto the rear garden.

Lounge 17'3" x 10'11" (5.26 x 3.33)



Generous main sitting room with two radiators and double glazed front and side windows.

Study 8'7" x 6'9" (2.62 x 2.08)



Useful home study with a radiator and double glazed front window.

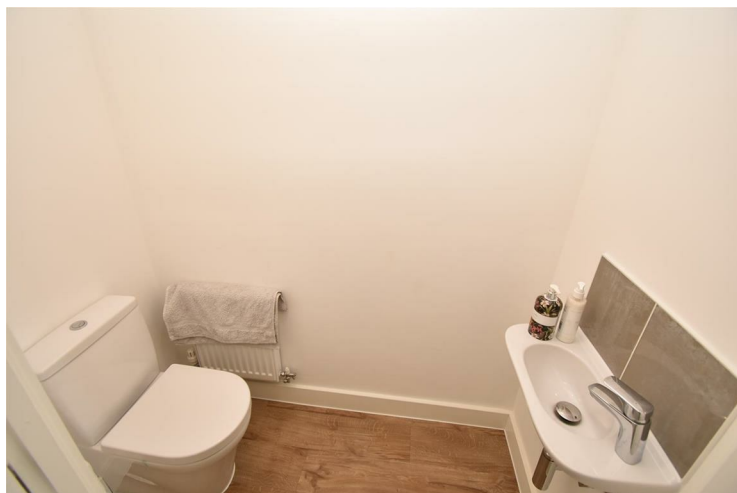
Utility Room 5'9" x 5'3" (1.77 x 1.62)



With fitted base and wall units, along with a cupboard housing the wall mounted gas boiler. Amtico flooring, a

radiator, extractor vent and plumbing for a washing machine. Double glazed side access door opens onto the driveway.

Guest WC



Two piece suite comprising WC and wash hand basin; with Amtico flooring, a radiator and an extractor vent.

First Floor Landing



Gallery style landing with a feature decorative balustrade, double glazed front window and a built in airing cupboard with the hot water cylinder. A radiator and access to the boarded loft space.

Master Bedroom 10'11" x 10'5" (3.33 x 3.20)



Bay fronted master bedroom with a radiator, double glazed window and opening to:

Dressing Area

Fitted floor to ceiling wardrobes and a door to:

En-Suite Shower Room 7'6" x 4'10" (2.30 x 1.48)



Three piece suite comprising shower, wash hand basin and a WC. With tiled splashbacks and flooring, a radiator, ceiling spotlights, an extractor vent and a double glazed side window.

Bedroom 2 12'9" x 8'7" max. (3.90 x 2.64 max.)

With a radiator and double glazed rear window.

Bedroom 3 11'8">9'4" x 8'9" (3.57>2.86 x 2.67)



With a radiator and double glazed rear window.

Bedroom 4 11'2">9'1" x 8'7" (3.42>2.77 x 2.64)



With a radiator and double glazed front window.

Family Bathroom 8'10" x 6'8" (2.70 x 2.04)



Four piece suite comprising bath with a shower attachment, separate shower, wash hand basin and WC. Tiled splash backs, a radiator, ceiling spotlights, extractor vent and a double glazed rear window.

Front Garden

To the front of the property there is a well presented lawn garden. With planted borders and a path to the entrance door, which has a storm canopy over and lighting.

To the left hand side of the house, there is a further garden.

Side Driveway



At the side, there is a driveway providing parking for three vehicles. Access to the garage and gated entry to the rear garden.

Garage 19'0" x 10'2" max. (5.80 x 3.10 max.)

With an up and over door, electric light and power connected and roof storage space.

Rear Garden



To the rear there is a delightful lawn and patio garden.

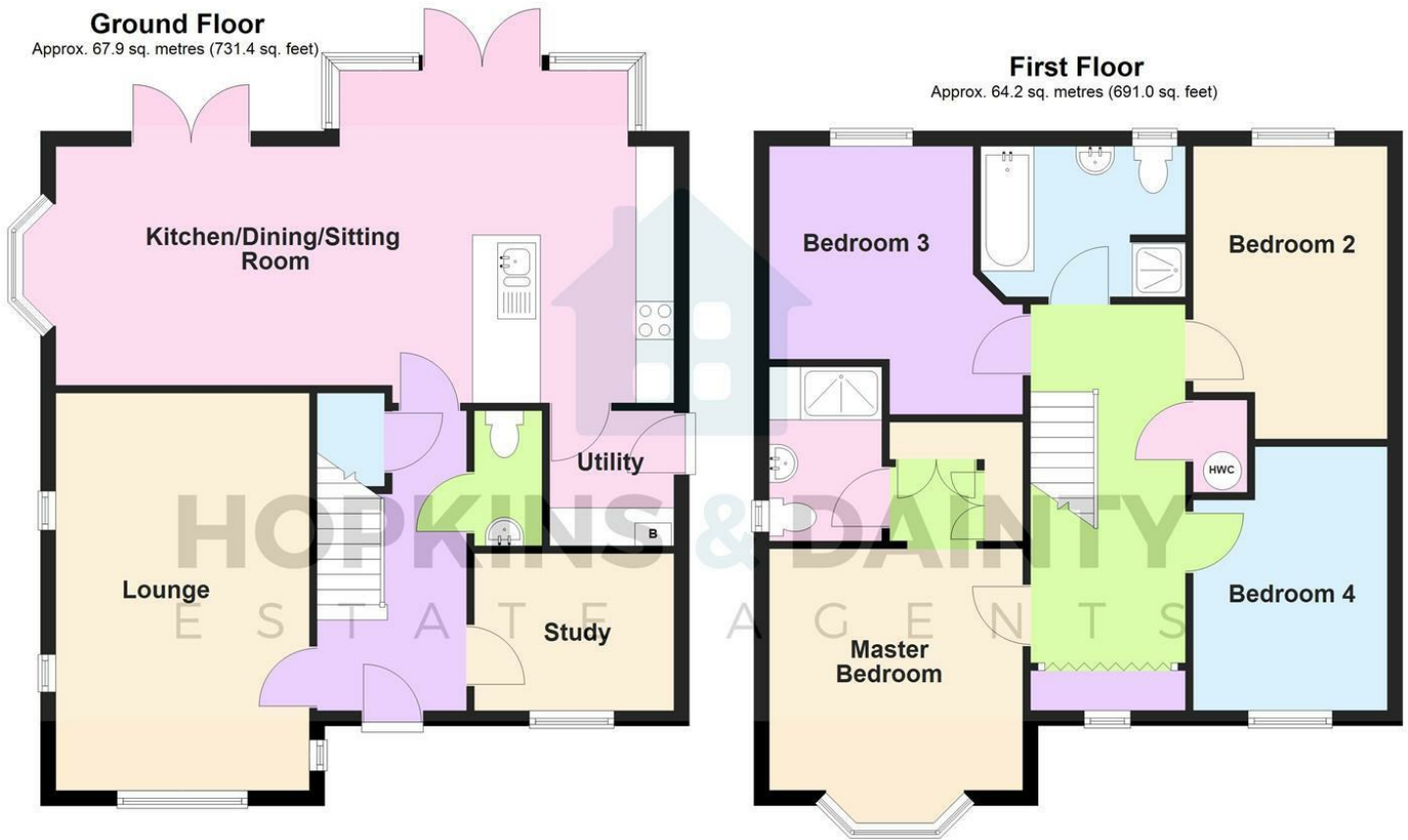
Service Charge

We understand that this property is subject to an annual service charge (£64/quarter). We always recommended buyers to get their legal adviser to verify these details prior to exchange of contracts.

Important Information

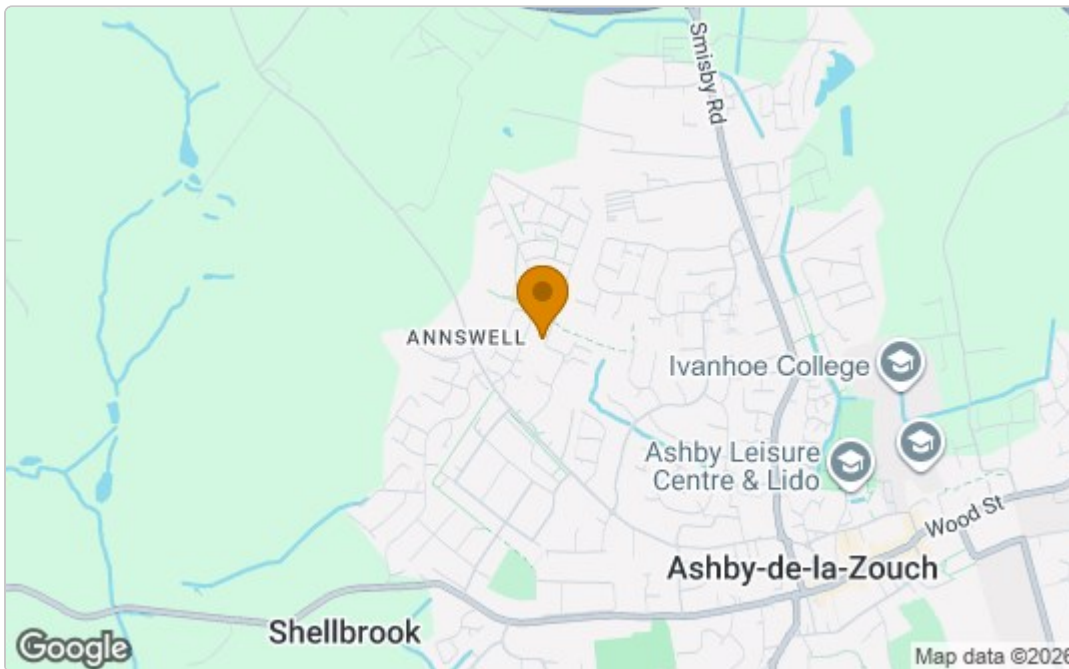
These sales details are produced in good faith with the approval of the vendors and are given as a guide only. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. Please note that we have not tested any of the appliances or systems at this property and cannot verify them to be in working order. Unless otherwise stated fitted items are excluded from the sale, such as carpets, curtains, light fittings and sheds. These sales details, the descriptions and the measurements therein do not form part of any contract and whilst every effort is made to ensure accuracy this cannot be guaranteed. Nothing in these details shall be deemed to be a statement that the property is in good structural condition or otherwise. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only. Photographs are taken with a wide angle digital camera. Nothing herein contained shall be a warranty or condition and neither the vendor or ourselves will be liable to the purchaser in respect of any mis-statement or misrepresentation made at or before the date hereof by the vendor, agents or otherwise. Any floor plan included is intended as a guide layout only. Dimensions are approximate. Do Not Scale.

Floor Plan

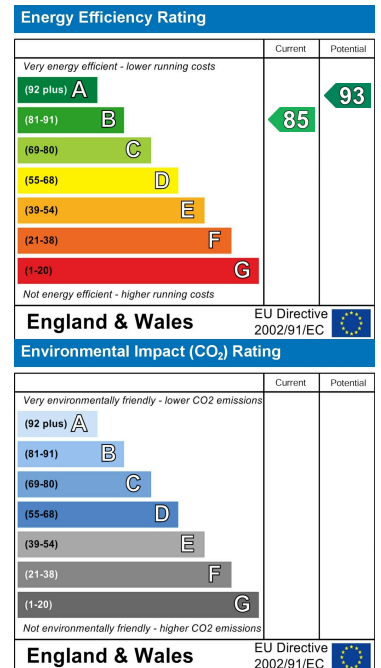


COPYRIGHT OF HOPKINS & DAINTY ESTATE AGENTS
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are 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 them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.