



£250,000

3 Bedroom Terraced House for sale

SPRING AVENUE ASHBY-DE-LA-ZOUCH, LEICESTERSHIRE



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SALES AND LETTINGS



Overview

A beautifully presented property in an amazing location! Located on the popular Ashby Gardens Estate with off-road parking for 2 cars, this property is a must see. Ideally designed around modern living, it would make the perfect home.



Key Features

- Off-road parking for 2 cars
- Sought after location
- Not overlooked
- Landscaped, private garden
- Separate bath and shower in bathroom
- Ample storage
- Downstairs Toilet
- Close to excellent schools and local amenities





In a truly enviable position at the far end of Spring Avenue, on a quiet side street shared by just three other properties, this charming three-bedroom terrace house offers a unique blend of peaceful living and convenient access to the heart of Ashby de la Zouch. Enjoy the rare benefit of being adjacent to open fields, providing a semi-rural feel whilst being part of the popular Ashby Gardens, Davidson estate. Externally, the property benefits from off-road parking for two cars at the front, a sought-after feature in this popular area.

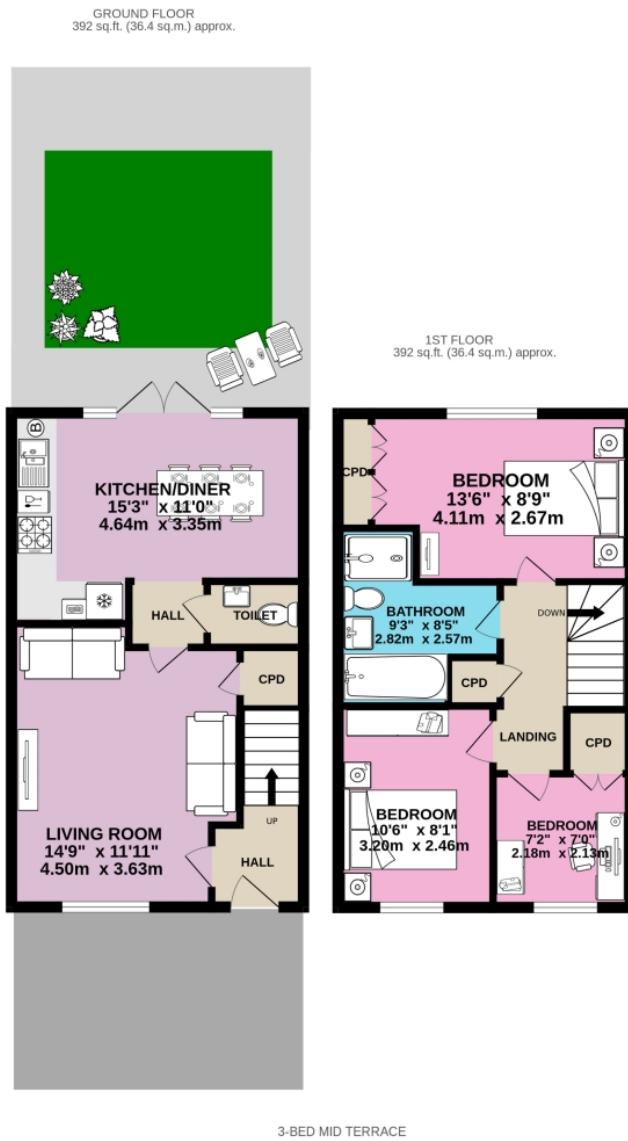
Step inside to an entrance hall that leads directly into the spacious living room. This comfortable room is perfect for unwinding after a long day or hosting friends, and thoughtfully includes a built-in cupboard for invaluable extra storage. From here, a second small hall provides access to a convenient downstairs toilet, a practical addition for any family home. Also, off this hall is the kitchen-diner, truly a hub for modern living. This contemporary space boasts fully integrated appliances, including a dishwasher, washing machine, oven, fridge/freezer, and microwave, ensuring effortless meal preparation. The boiler is discreetly housed within the kitchen, maintaining a sleek aesthetic. French doors from the kitchen-diner open seamlessly onto the beautifully landscaped and meticulously maintained private garden.



The beautifully landscaped rear garden provides a private oasis, perfect for outdoor entertaining, children's play, or simply enjoying the tranquility. Another perk of this amazing space is that it is not overlooked. A practical gate at the rear of the garden leads to a convenient path, ideal for storing bins out of sight and ensuring easy access on collection days.

The first floor of the property has two generous double bedrooms and a versatile single bedroom. The main double bedroom has black out shutters which make it a truly serene retreat. This bedroom also benefits from fitted wardrobes that offer excellent storage, with ample space remaining for freestanding furniture to personalize your sanctuary. The single bedroom, which would make the perfect office space or nursery, has its own built-in cupboard for additional storage solutions. The stylish family bathroom on this floor is well-appointed with a bath and a large, separate shower, offering the best of both worlds for a relaxing soak or a quick freshen up. Further

Floorplans



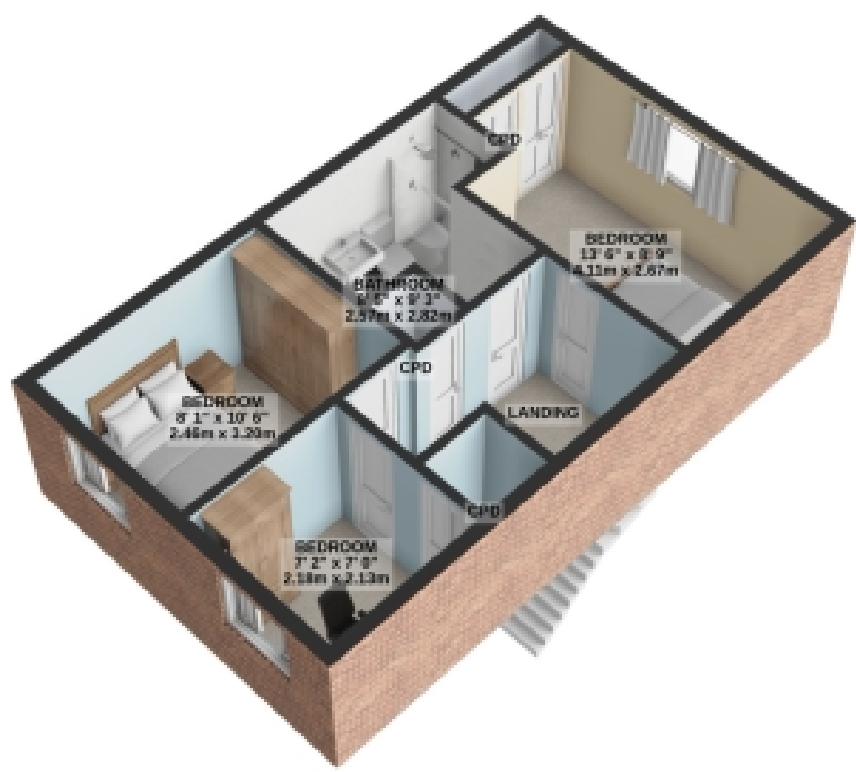
TOTAL FLOOR AREA : 784 sq.ft. (72.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Floorplans

GROUND FLOOR
392 sq.ft. (36.4 sq.m.) approx.



1ST FLOOR
392 sq.ft. (36.4 sq.m.) approx.



3-BED MID TERRACE
TOTAL FLOOR AREA : 784 sq.ft. (72.8 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.

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Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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