

# Tudor Close

Ashby-de-la-Zouch, LE65 1TZ



A beautifully presented two-bedroom home set in a quiet cul-de-sac within Tudor Close, offering stylish open-plan living, modern fittings throughout, and attractive landscaped gardens. With spacious king-size bedrooms, contemporary bathroom, and the added benefit of a garage and parking, this property is ideal for a perfect first time home or investment opportunity. This house is within walking distance of Ashby town centre and is offered to market with no upward chain.

£220,000

John German 

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An attractive UPVC entrance door opens into a welcoming entrance hall with laminate flooring, a double radiator, and staircase leading to the first floor. A door to the right leads into a fantastic open-plan living space. The well-proportioned lounge features a front-facing aspect and a feature fireplace, and flows beautifully into the dining room, where French doors open onto the rear gardens. The dining area is open plan to the kitchen, which is fitted with high-gloss base and wall units, high-gloss marble-effect worktops, and an integrated ceramic hob with oven beneath. A door from the kitchen leads to a useful room with WC and wash hand basin.

Upstairs, the first floor offers two excellent king-size double bedrooms. The principal bedroom, located at the front, includes fitted wardrobes running the length of one wall, an additional built-in cupboard, and a UPVC double-glazed window with views over the close. Bedroom two enjoys a lovely outlook across the river gardens. The modern family bathroom features a corner quadrant shower with mains shower over and full-height tiling. There is also a contemporary high-gloss combination vanity unit and WC with an integrated seamless wash hand basin and countertop.

The property is situated in a cul-de-sac location with a mature fore garden and gated access to a beautifully landscaped rear garden. Additional benefits include a single garage set within the shared car park next door and car parking to the front.

Embrace the lifestyle that living in the historic market town of Ashby offers, including schools, leisure centre and being able to walk into town along the many walks and pathways to a bustling high street filled with coffee shops, boutiques, restaurants and bars. A walk through the Bath Grounds is always pleasant, and of course the wonderful historic Ashby de la Zouch Castle. Ashby lies in the heart of the National Forest, right in the middle of the country, and is perfectly positioned for the busy commuter, with access via the M42 and M1 to many East and West Midlands towns and cities. Conkers, Moira Furnace and Hicks Lodge provide many leisure pursuits.

**Agents note:** It is common for property Titles to contain Covenants; a copy of the Land Registry Title is available to view on request.

**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:** Drive & garage

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** 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 B

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/20112025

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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#### Agents' Notes

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#### Referral Fees

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**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

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