



Woodside, Ashby De La Zouch



4



2



2

£315,000



### Key Features

- Extended Four Bedroom Semi Detached Home
- Perfect for Families Seeking Comfort and Style
- Snug + Lounge/Diner
- Stylish, Modern Kitchen with Sleek Cabinets
- Utility/Boot Room + Cloakroom/W.C.
- Four Beautifully Appointed Bedrooms, including a Master Suite with an En-suite Shower Room
- EPC rating U
- Freehold





Welcome to your dream home at Woodside, Ashby-de-la-Zouch! This charming extended semi-detached house effortlessly blends modern living with cosy elegance, making it the ideal sanctuary for families or anyone seeking comfort and style.

Step inside to find a spacious interior measuring over 1,300sqft spread over two floors, featuring four beautifully appointed bedrooms. Each bedroom is bathed in natural light, with thoughtfully curated decor that creates a serene and inviting atmosphere. The master suite boasts an en-suite shower room, offering a private oasis for relaxation.

The heart of the home is the stylish, modern kitchen equipped with sleek cabinets, built-in appliances, and ample counter space, perfect for culinary adventures. The adjoining dining area provides a lovely view of the lush garden, a serene backdrop for family meals and gatherings. Unwind in the welcoming living room, where large windows frame the garden, ensuring a delightful, sunlit space.

The outdoor area extends your living space with a cosy patio under a pergola, ensuring year-round enjoyment. A beautifully maintained front lawn greets you as you arrive, with convenient off-street parking for up to 5 cars, enhancing practicality. This delightful home is situated in a peaceful neighbourhood with the vibrant community and amenities of Ashby-de-la-Zouch just moments away.

Embrace a lifestyle of comfort and elegance—book a viewing today and discover all the surprises this home has to offer.

Ashby-de-la-Zouch is a charming market town nestled in the heart of the Leicestershire countryside, offering a blend of historic appeal and modern amenities. Known for its rich history, the town is home to the impressive Ashby Castle, a 12th-century structure that stands as a proud reminder of the area's medieval past. This historic backdrop is complemented by a thriving town centre featuring a variety of independent shops, cafes, and eateries, inviting both residents and visitors to enjoy leisurely strolls and delightful retail experiences.

The area benefits from excellent transport connections, making it an ideal location for commuters. Situated conveniently close to the M42 motorway, Ashby-de-la-Zouch provides easy access to Birmingham, Leicester, and other major cities. Regular bus services also link the town to nearby areas, offering practicality and convenience for those who prefer public transport.

For families, Ashby-de-la-Zouch provides a superb selection of educational facilities. The town boasts the highly regarded Hilltop primary school and secondary schools, ensuring quality education that caters to a range of needs. Additionally, vibrant community activities and leisure facilities are abundant. The Ashby Ivanhoe Football Club, along with local parks and recreational areas, offer a variety of options for sports and outdoor activities, fostering a strong sense of community and engagement.



#### ACCOMMODATION

HALLWAY 4.28m x 1.69m (14'0" x 5'6")

SNUG 4.09m x 3.46m (13'5" x 11'5")

LOUNGE AREA 5.21m x 2.48m (17'1" x 8'1")

DINING AREA 2.63m x 2.17m (8'7" x 7'1")

STYLISH KITCHEN 5.04m x 3.55m (16'6" x 11'7")

UTILITY/BOOT ROOM 5.11m x 2.41m (16'10" x 7'11")

CLOAKROOM/W.C. 1.51m x 1.28m (5'0" x 4'2")

#### FIRST FLOOR ACCOMMODATION

BEDROOM ONE 4.97m x 2.59m (16'4" x 8'6")

EN-SUITE SHOWER 2.38m x 1.67m (7'10" x 5'6")

BEDROOM TWO 4.1m x 3.57m (13'6" x 11'8")

BEDROOM THREE 3.56m x 2.52m (11'8" x 8'4")

BEDROOM FOUR 2.84m x 2.27m (9'4" x 7'5")

FAMILY BATHROOM 2.41m x 1.66m (7'11" x 5'5")

#### COUNCIL TAX BAND:-

The property is believed to be in council tax band: B

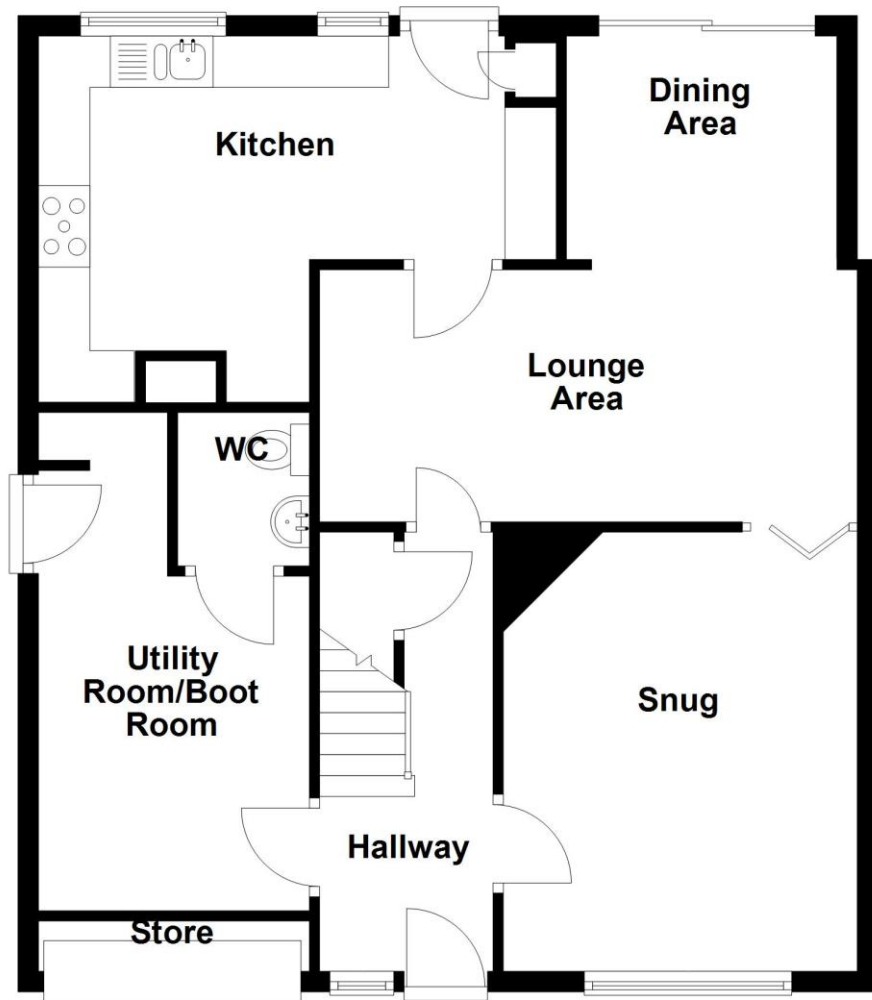
#### HOW TO GET THERE:-

Postcode for sat navs: LE65 2NJ

#### PLEASE NOTE:-

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

### Ground Floor



### First Floor

