



19 Goose Pen Lane, Ashby-De-La-Zouch, LE65 2WE

£245,000

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# Brief Description

Available with NO UPWARD CHAIN in the CHARMING town of ASHBY-DE-LA-ZOUCH, this modern townhouse presents an EXCELLENT OPPORTUNITY for first-time buyers or small families seeking a comfortable and stylish home. The property boasts three well-proportioned bedrooms and two bathrooms, making it both practical and inviting.

Upon entering, you are greeted by a welcoming entrance area that conveniently leads to a ground floor WC. To the left, the LIVING ROOM features a front-facing window adorned with a Venetian blind, complemented by tasteful neutral wall panelling that enhances the space's warmth.

At the rear of the house, the DINING KITCHEN is a true highlight, overlooking the sunlit SOUTH-EASTERLY FACING garden. This contemporary kitchen is equipped with a range of MODERN wall and base units, including an integrated fridge/freezer, dishwasher, and washing machine. The integrated oven, stylish tiled flooring, and FRENCH DOORS that open to the garden create an ideal setting for both cooking and entertaining. A walk-in pantry cupboard adds to the kitchen's functionality, while pendant lighting and feature wall panelling provide a touch of elegance.

Venturing upstairs, you will find THREE BEDROOMS, including a master suite with a built-in wardrobe and an EN-SUITE bathroom featuring a double walk-in shower, WC, and hand basin. The FAMILY BATHROOM is equally modern, offering a three-piece suite with an electric shower over the bath, WC, and hand basin, all set against partly tiled walls.

The OUTDOOR SPACE is equally appealing, with an easily-maintained rear garden that includes a paved patio, artificial lawn, and raised decking, all enclosed within a fenced boundary for privacy. A side gate provides convenient access, while the tarmacked DRIVEWAY at the front offers off-road parking for multiple vehicles, complemented by a paved pathway leading to the front door.

This home presents a wonderful opportunity to enjoy modern and comfortable living in a SOUGHT-AFTER location

£245,000



## ON THE FIRST FLOOR

Entrance Hall

Ground Floor WC

Living Room 11'2" x 13'8" (3.40m x 4.17m)

Kitchen Diner 14'10" x 8'4" (4.52m x 2.54m)

## ON THE FIRST FLOOR

Landing

Master Bedroom 9'3" x 8'5" (2.82m x 2.57m)

En-Suite

Bedroom 2 7'4" x 9'11" (2.24m x 3.02m)

Bedroom 3 7'0" x 6'8" (2.13m x 2.03m)





Family Bathroom

7'3" x 5'5" (2.21m x 1.65m)

ON THE OUTSIDE

Tarmac Driveway

Front Garden

Rear Garden

## Key Features

- Ideal First Time Buyer / Family Home
- Modern Fitted Dining Kitchen
- Convenient Ground Floor WC
- South-Easterly Facing / Sunlit Rear Garden
- Contemporary Family Bathroom
- En Suite To Master Bedroom
- Spacious Living Room
- Side By Side Driveway Parking
- No Upward Chain
- Virtual Property Tour Available



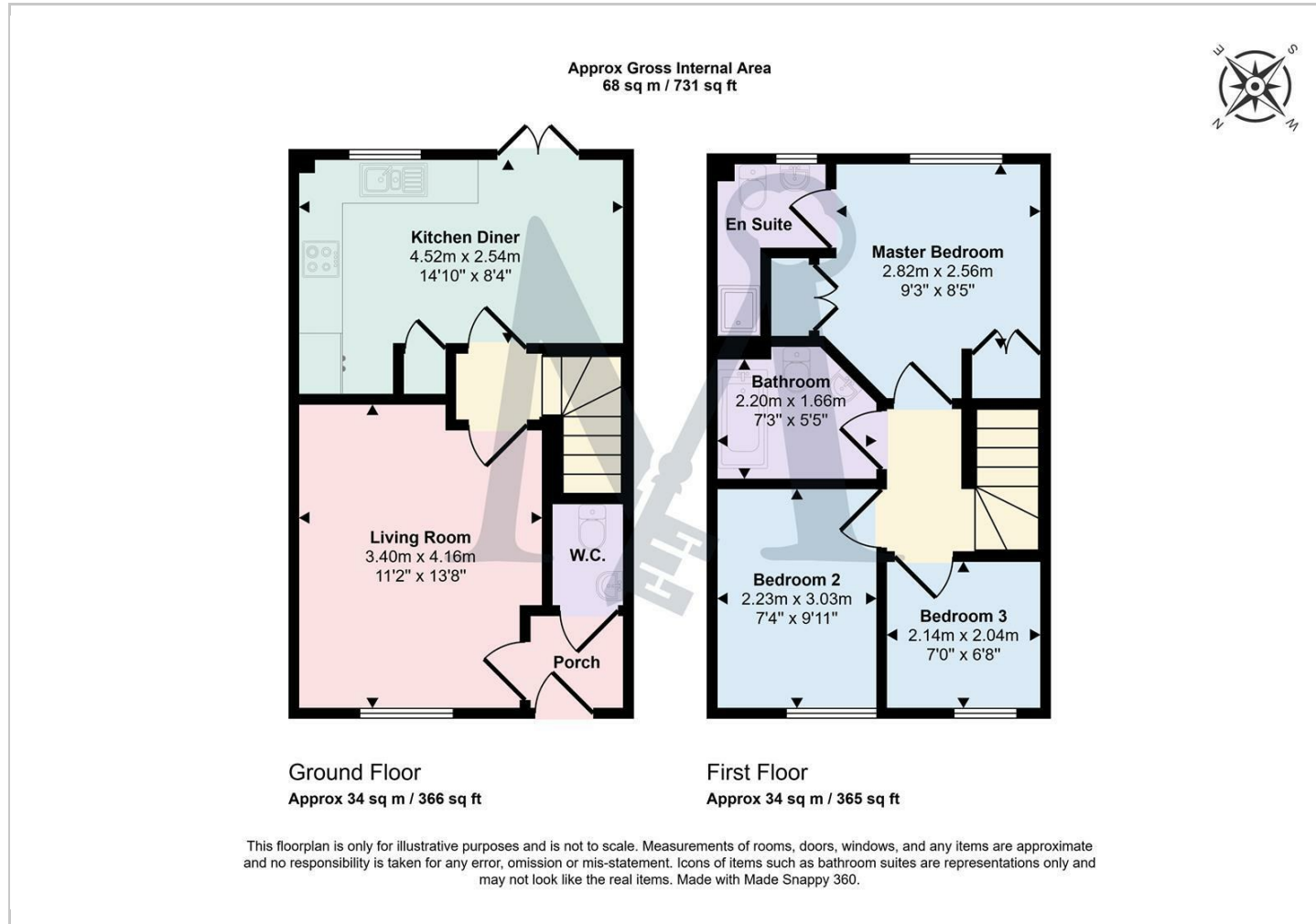








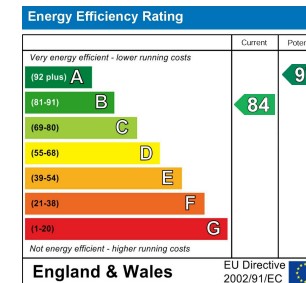
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our Maynard Estates Office on 01530 682886 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.