



Loudoun Way Ashby-De-La-Zouch

- Impressive detached family home
- Thoughtfully extended and upgraded
- Open-plan kitchen by 'Kingswood of Ashby'
- Pleasant lounge and dining room
- Four well-proportioned bedrooms
- Sleek three-piece shower room
- Beautiful rear garden and summerhouse
- Catchment to 'outstanding' Hill Top Primary School
- EPC Rating C / Council Tax Band D / Freehold

Welcome to Loudoun Way, an excellently positioned detached home that has been thoughtfully reimagined to deliver a refined blend of modern design and everyday practicality. Extending to approximately 1,417 square feet, the property offers a well-balanced arrangement of living space, complemented by tasteful finishes and an abundance of natural light throughout. Set back from the road behind a block-paved driveway and framed by mature planting, the property enjoys a sense of privacy alongside strong kerb appeal.

At the heart of the home is a thoughtfully designed open-plan layout connecting the main living areas. The bespoke kitchen/breakfast room by Kingswood Kitchens of Ashby serves as a focal point, featuring integrated appliances, a central island, and dual-aspect lighting to enhance space and functionality.

The accommodation offers both flexibility and comfort, with four generous bedrooms, integrated storage, and a contemporary shower room finished to a high standard.

Outside, the landscaped rear garden provides a private, structured space with a patio terrace, shaped lawn, and a summerhouse at the far end, completing this well-designed home.





Accommodation:

Upon entering, you are welcomed by a bright reception hall, enhanced by a striking roof lantern that floods the space with natural light. The hallway provides access to the integral garage, a guest cloakroom, and stairs to the first floor.

The heart of the home is a stunning open-plan kitchen/breakfast room, expertly designed by Kingswood Kitchens of Ashby, featuring integrated appliances, quality work surfaces, and a central island suited to both preparation and informal dining. This space flows seamlessly into a versatile sitting room, ideal for relaxing or entertaining, and continues into a beautifully extended dining room with a picture window and direct garden access.

To the first floor are four well-proportioned bedrooms, three of which include fitted storage, offering flexibility for family living, guests, or home working. These are served by a contemporary refitted shower room, finished to a high standard with a modern suite including a corner enclosure, bespoke basin, and WC.

Gardens and land:

The rear garden is a particular highlight, having been thoughtfully landscaped to create a private and tranquil retreat. A patio area adjoins the house, providing an ideal space for outdoor seating and entertaining. Steps lead down to a well-kept lawn bordered by established flowerbeds, which in turn guide you through a charming rose arch to an octagonal summerhouse positioned at the rear of the garden, perfect for relaxation. A garden shed offers additional practical storage.

Location:

The property is situated within the historic market town of Ashby-de-la-Zouch, set in the heart of the National Forest. Known for its rich heritage, the town features an attractive mix of period architecture, along with the well-known Ashby de la Zouch Castle, a striking historic landmark.

The town centre offers a vibrant selection of independent shops, cafés, restaurants and traditional pubs, alongside a wide range of everyday amenities. There are also excellent opportunities for outdoor recreation nearby, including Conkers and Calke Abbey, both offering extensive green space and walking routes.

Well positioned for access to Derby, Leicester, Nottingham and Birmingham, the area combines strong connectivity with a setting that balances town convenience and surrounding countryside.

Method of Sale:

The property is offered for sale by Private Treaty.

Measurements:

Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

Tenure:

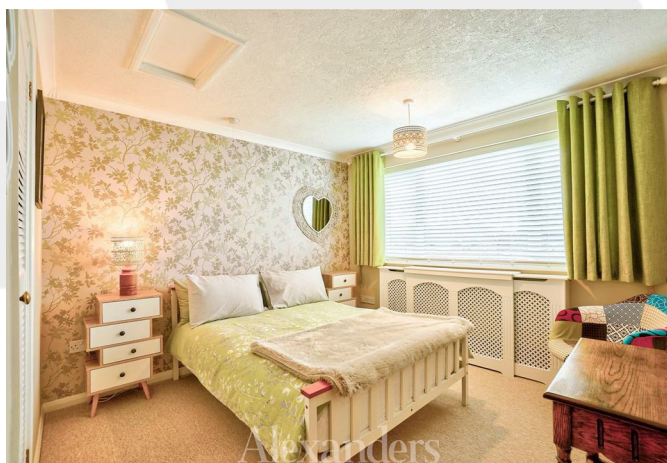
The property is being sold freehold with vacant possession upon completion.

Local Authority:

Northwest Leicestershire District Council, Council Offices, Coalville, Leics, LE67 3FJ. Council Tax Band D.

Viewings:

Viewing strictly by appointment only via sole selling agent, Alexanders of Ashby-de-la-Zouch, 22 Market St, Ashby-de-la-Zouch, LE65 1AL.



Services:
The property is connected to mains gas, electricity, water, and drainage.

Please note that none of the services, systems or appliances, including; heating, plumbing, and electrics, have been tested by the selling agents.

Public Rights of Way, Wayleaves & Easements:
The property is sold subject to all existing public rights of way, wayleaves, easements and other legal rights, whether or not specifically mentioned in these particulars.

Plans and Boundaries:
The plans included in these particulars are based on Ordnance Survey data and are intended for guidance only. While believed to be correct, their accuracy is not guaranteed. The purchaser will be deemed to have full knowledge of the boundaries and the extent of the ownership. Neither the vendor nor their agents will be held responsible for defining ownership or boundary lines.

Technical Information:
Further details, including any covenants, overage provisions, or other relevant legal or technical information, can be provided upon request.

Money Laundering:
Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.

General Note:
These particulars whilst believed to be accurate 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 these particulars of sale as a statement of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agents employment has the authority to make or give any representation or warranty in respect to the property.



Total area: approx. 131.6 sq. metres (1417.0 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	76
(55-68) D		
(39-54) E		
(21-38) F		



