



Abbotsford Road, Ashby-De-La-Zouch



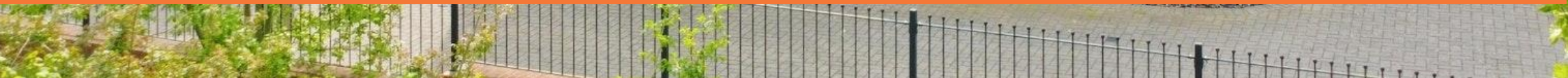
3



2



1



£310,000



### Key Features

- Elegant Three-Storey Semi-Detached Home
- Designed by David Wilson Homes
- Bay Fronted Lounge with Amtico Flooring
- Modern Kitchen Diner with Integrated Appliances
- Three Spacious Double Bedrooms
- Spacious Master Bedroom + En-Suite Shower
- EPC rating B
- Freehold





Welcome to Abbotsford Road, a distinguished semi-detached residence by David Wilson Homes, nestled along a serene private lane in Ashby-de-la-Zouch. This splendid three-storey property offers an exceptional living experience with three generous double bedrooms, all within a remarkable and tranquil setting.

The ground floor opens to a charming bay fronted lounge with elegant Amtico flooring and convenient under-stair storage. To the rear, discover a contemporary kitchen diner, equipped with cream cabinets, sleek oak effect countertops, and a suite of integrated appliances, perfect for entertaining. Delight in alfresco moments as French doors guide you to a sun-drenched south-facing garden, bordered by fenced boundaries.

Upstairs, the first floor boasts two spacious double bedrooms and a luxurious three-piece family bathroom, complete with tiled splashbacks and a towel radiator. The pinnacle of comfort awaits on the second floor—an expansive master suite with bespoke fitted wardrobes, dressing area, and a chic en-suite shower room.

Outside, enjoy a pristine block-paved driveway shared with just two other homes, offering off-road parking for three cars and a single garage. This home promises modern living amidst natural beauty, with a woodland outlook to the front.

For a serene lifestyle tucked away from the bustle, with unparalleled space and amenities, Abbotsford Road is your perfect match, offered with no upward chain. Contact our team to schedule a viewing today.

Nestled in the heart of North West Leicestershire, Ashby-de-la-Zouch offers a perfect blend of historic charm and modern convenience. This former market town is steeped in history, with the Ashby Castle ruins and the picturesque National Forest nearby, providing ample opportunities for exploration and outdoor activities. Residents of Abbotsford Rd will appreciate this unique town's combination of rural tranquillity and a bustling community atmosphere.

Renowned for its excellent amenities, Ashby-de-la-Zouch boasts a vibrant array of independent shops, cafes, and restaurants, making it an ideal location for those who enjoy a dynamic high street experience. For families, there are several highly regarded schools in the area, including Willesley School and Ashby Secondary School, offering quality education options for your children. Additionally, you'll find healthcare facilities, sports clubs, and parks, ensuring all your community and lifestyle needs are met.

Transport connectivity is another key advantage of living in Ashby-de-la-Zouch. Its strategic position near the A42 and M1 motorways means you are well-connected to major cities such as Leicester, Derby, and Nottingham. This location is a commuter's dream, offering easy access to employment hubs while maintaining the peaceful ambiance of the countryside.

Cultural enthusiasts will find plenty to explore, with regular events hosted at the nearby Ashby Castle and a thriving arts scene within the town. The calendar is packed with activities, including the popular Ashby Statutes Fair and various music and arts festivals throughout the year. For leisure and recreation, the surrounding National Forest provides an extensive network of walking, cycling, and horse-riding routes, presenting endless possibilities for weekend adventures

## ACCOMMODATION

ENTRANCE HALLWAY 1.4m x 1.22m (4'7" x 4'0")

CLOAKROOM/W.C. 1.56m x 0.89m (5'1" x 2'11")

BAY FRONTED LOUNGE 4.57m x 3.71m (15'0" x 12'2")

KITCHEN/DINER 4.69m x 3.16m (15'5" x 10'5")

## FIRST FLOOR ACCOMMODATION

BEDROOM TWO 3.53m x 2.62m (11'7" x 8'7")

BEDROOM THREE 3.65m x 2.63m (12'0" x 8'7")

FAMILY BATHROOM 2.46m x 1.95m (8'1" x 6'5")

## SECOND FLOOR ACCOMMODATION

BEDROOM ONE 5.82m x 4.73m (19'1" x 15'6")

EN-SUITE SHOWER ROOM 2.46m x 1.18m (8'1" x 3'11")

SINGLE GARAGE 5.58m x 2.75m (18'4" x 9'0")

## SERVICE CHARGE:-

Approximately £224.00 per year

## COUNCIL TAX BAND:-

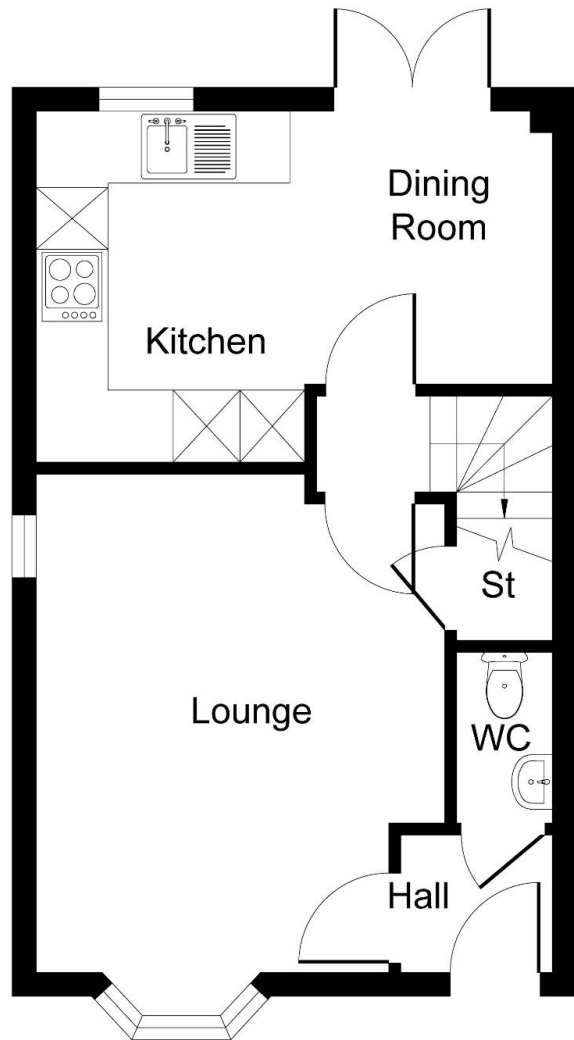
The property is believed to be in council tax band: D

## HOW TO GET THERE:-

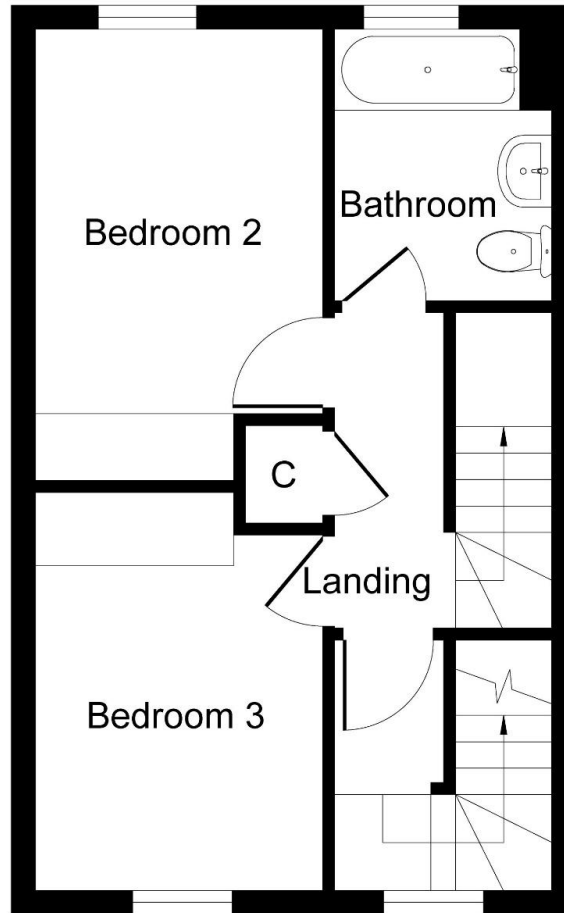
Postcode for sat navs: LE65 1AE

## PLEASE NOTE:-

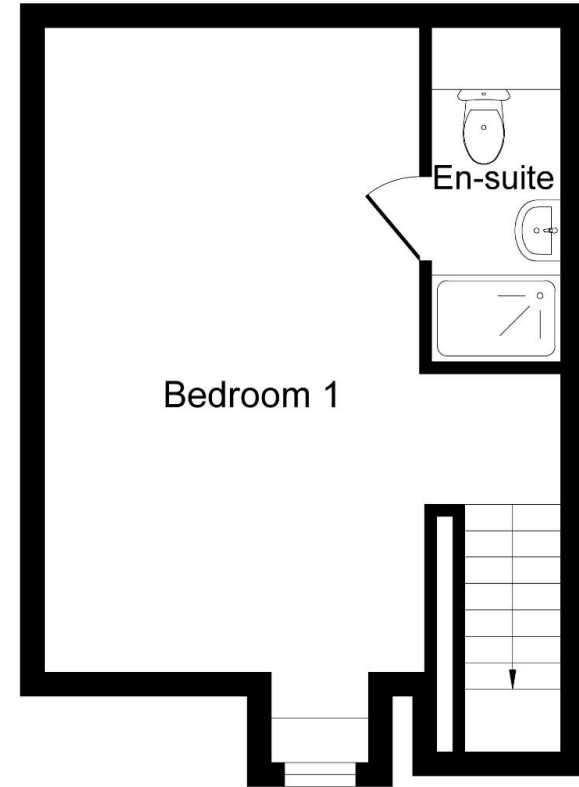
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us 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**



**Second Floor**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

