



Glade Lane, Ashby-De-La-Zouch



4



2



2

£480,000



Key Features

- Four Bedroom Detached Family Home
- Elegant Detached Family Home by Davidsons
- 26ft Open-Plan Living Kitchen Dining
- Snug Lounge
- Cloakroom/W.C. + Utility Room
- Four Spacious Double Bedrooms + Dressing Area
- EPC rating B
- Freehold | No Upward Chain





Welcome to Glade Lane, Ashby-de-la-Zouch—an exquisite detached family residence that combines modern living with quintessential charm, offering you a life of unparalleled comfort and ease, with no upward chain. Constructed by the esteemed Davidsons, this captivating four-bedroom home is nestled in a vibrant, newly established community, perfect for families seeking style and functionality.

Step inside to a welcoming entrance hallway featuring elegant LVT flooring, leading you to a sophisticated mezzanine gallery landing. At the heart of this home is a splendid open-plan kitchen, equipped with sleek units and high-spec appliances including a four-ring gas hob and integrated double oven, all set beneath contrasting countertops.

The expansive 26ft living area is sunshine-filled, thanks to its glazed bay with full-length windows and French doors, seamlessly connecting you to a beautifully landscaped garden ideal for entertaining. A practical adjoining utility room adds a touch of convenience.

Upstairs, discover four spacious double bedrooms adorned with light and allure. The principal suite boasts mirrored wardrobes and a luxury en-suite, perfect for unwinding after a bustling day.

Embrace the outdoor serenity in your private garden, complete with a paved seating area for those alfresco delights. With ample parking in a private driveway and a detached garage, and just a stroll from Ashby Hastings Primary School, this lovely home encapsulates the essence of family living. Contact Daniel Mills today for your exclusive viewing and step into your dream home.

The town of Ashby-de-la-Zouch seamlessly blends its rich historical heritage with contemporary lifestyle amenities, making it a highly desirable location for families and professionals alike. The market town, known for the ruins of its grand medieval castle, offers an array of cultural and recreational activities. From charming local boutiques and independent cafes to the newly developed leisure centre, there's something to cater to every interest. Ashby's dynamic community spirit is evident in its year-round calendar of events, including the popular Ashby Statutes, an annual street fair.

Education and family life are well-supported here, with Ashby Hastings Primary School known for its nurturing environment and quality teaching just a short stroll away, ensuring convenience for families with young children. For further education, the area is served by several outstanding schools, including Ashby School, which provides excellent opportunities for secondary students. Nearby recreational facilities include Hood Park Leisure Centre, offering a wide array of sports activities and a swimming pool, making it easy to maintain an active lifestyle.

Transport links are another key advantage, with Ashby-de-la-Zouch strategically positioned near major roads such as the A42 and M1. This provides easy access to neighbouring cities like Leicester, Nottingham, and Birmingham, ideal for those who commute or enjoy exploring the wider region. Regular bus services and nearby train stations further enhance the connectivity, ensuring that travel, whether for business or leisure, is convenient.

For lovers of nature and the outdoors, the town is surrounded by stunning countryside, offering plenty of opportunities for hiking, biking, and picnics amidst picturesque scenery. The National Forest, a short drive away, is a vast space for exploration and adventure, boasting numerous trails and visitor centres that highlight the area's natural beauty and wildlife.

ACCOMMODATION

ENTRANCE HALLWAY

CLOAKROOM/W.C.

STUDY 2.62m x 2.08m (8'7" x 6'10")

LOUNGE 5.28m x 3.33m (17'4" x 10'11")

LIVING KITCHEN DINING 8.21m x 3.4m (26'11" x 11'2")

UTILITY ROOM 1.77m x 1.4m (5'10" x 4'7")

FIRST FLOOR ACCOMMODATION

BEDROOM ONE 3.33m x 3.2m (10'11" x 10'6")

EN-SUITE SHOWER ROOM 2.2m x 1.8m (7'2" x 5'11")

DRESSING ROOM

BEDROOM TWO 2.87m x 2.67m (9'5" x 8'10")

BEDROOM THREE 3.9m x 2.64m (12'10" x 8'8")

BEDROOM FOUR 3.43m x 2.65m (11'4" x 8'8")

FAMILY BATHROOM 2.79m x 2.4m (9'2" x 7'11")

DETACHED SINGLE GARAGE 6m x 2.6m (19'8" x 8'6")

COUNCIL TAX BAND:-

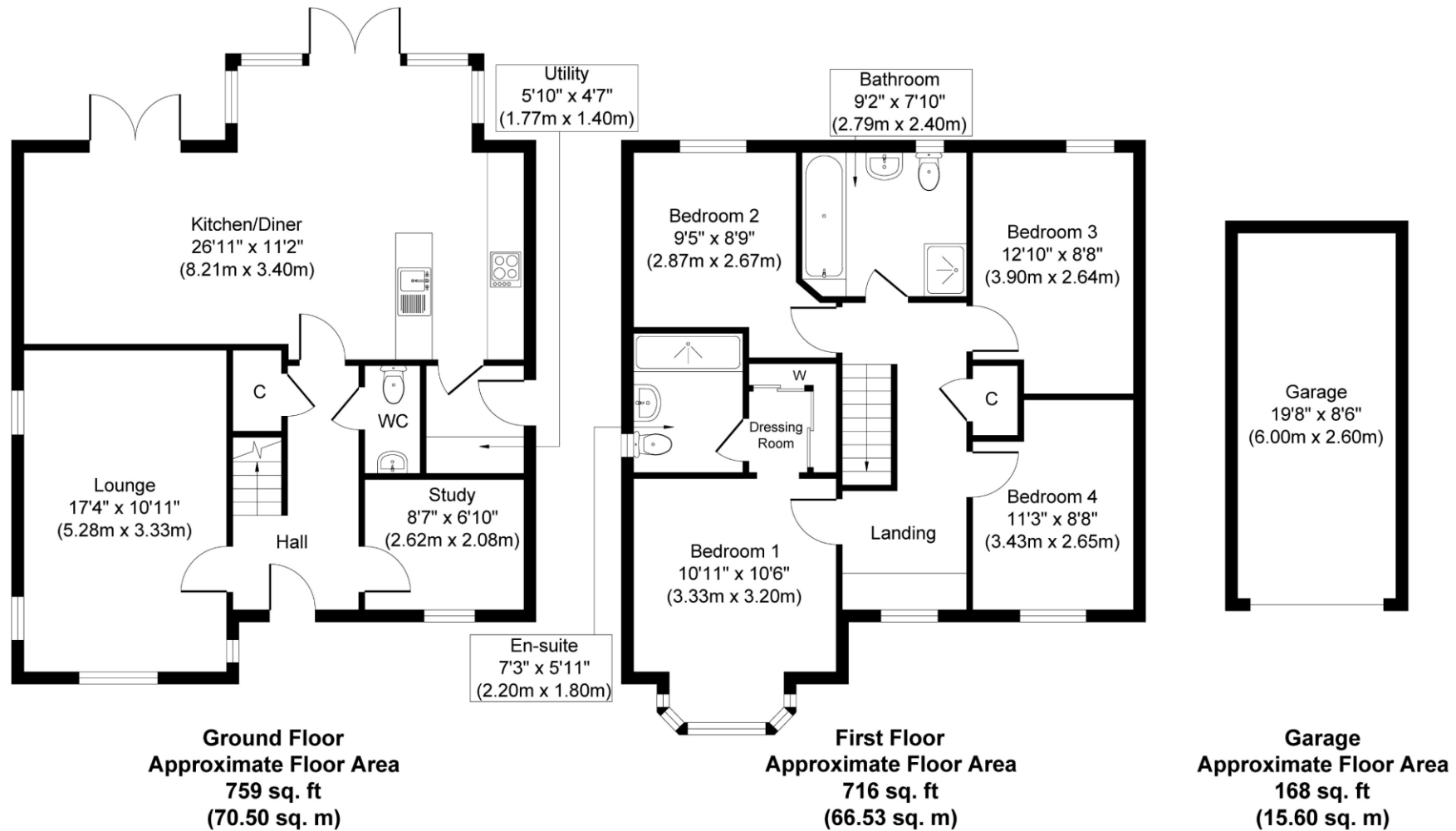
The property is believed to be in council tax band: E

HOW TO GET THERE:-

Postcode for sat navs: LE65 2RP

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.



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		94 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		