



Saxon Way, Ashby, Ashby-De-La-Zouch



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£270,000

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Key Features

- Extended 4-Bedroom Semi-Detached Home
- Quiet Cul-De-Sac
- Spacious 22ft Lounge Diner
- Modern Kitchen | Quartz Worktops | Integrated Appliances
- Cloakroom/W.C.
- Four Bedrooms
- EPC rating U
- Freehold





Welcome to Saxon Way, an inviting 4-bedroom semi-detached home nestled in the serene cul-de-sac of Ashby-de-la-Zouch. This charming residence offers ample living space with front and side extensions creating a generously sized breakfast kitchen, hallway and adding a cloakroom/W.C. on the ground floor. Ideal for families, it boasts a lounge/diner perfect for gatherings, extending into a sunlit conservatory that opens to a tranquil south-facing garden.

The modern kitchen is a delight, featuring stylish taupe gloss cabinets, quartz worktops, and premium integrated appliances including a four-ring electric hob, oven, slim line dishwasher, fridge, and two freezers. Enjoy breakfast at the cosy bar with a view of the vibrant garden.

Upstairs, discover two spacious double bedrooms, two well-sized singles, and a refitted shower room. Outside, the block-paved driveway offers off-road parking for three vehicles. To the rear a southerly facing garden mainly laid to lawn with fenced boundaries.

With its blend of comfort and convenience, this property is a rare find — contact our Ashby team to arrange a viewing and make it yours.

Ashby-de-la-Zouch is a charming town known for its rich history and community spirit. Situated in North West Leicestershire, it boasts a blend of historic architecture and green spaces, with Ashby Castle being a focal point of interest. The town centre offers an array of amenities including a selection of independent shops, quaint cafes, and local restaurants. For those seeking a slice of countryside beauty, the National Forest is right on your doorstep, providing ample opportunities for walking, cycling, and outdoor activities.

The area is renowned for its excellent schools, making it a desirable location for families. Ashby School, a highly regarded secondary school, along with some reputable primary schools, are in close proximity to the Saxon Way property. This makes school runs shorter and allows children to participate in a wide range of after-school activities without the need for long commutes.

Transport links in Ashby-de-la-Zouch are highly practical for daily commuters. The town is located close to major transport routes, including the A42 and the M1 motorway, providing convenient access to Leicester, Derby, and Birmingham. The nearest train stations in Burton upon Trent and Loughborough further enhance its connectivity to other major cities across the UK, which is ideal for those who travel frequently for work or leisure.

The community spirit in Ashby-de-la-Zouch is vibrant, with regular local events and markets that bring the town to life all year round. The Ashby Arts Festival, Food Gusto Festival, and the Farmers' Market are just a few of the events that attract both residents and visitors alike. For those who enjoy an active lifestyle, Ashby Leisure Centre and Lido offer a range of fitness facilities and activities to suit all ages and skill levels.



ACCOMMODATION

ENTRANCE HALLWAY 3.28m x 1.3m (10'10" x 4'4")

CLOAKROOM/W.C. 1.82m x 0.71m (6'0" x 2'4")

LOUNGE/DINER 6.96m x 3.74m (22'10" x 12'4")

STYLISH KITCHEN 3.84m x 2.95m (12'7" x 9'8")

CONSERVATORY 2.74m x 1.93m (9'0" x 6'4")

FIRST FLOOR ACCOMMODATION

BEDROOM ONE 3.34m x 2.88m (11'0" x 9'5")

BEDROOM TWO 3.52m x 2.89m (11'6" x 9'6")

BEDROOM THREE 4.58m x 2.13m (15'0" x 7'0")

BEDROOM FOUR 3.35m x 1.38m (11'0" x 4'6")

SHOWER ROOM 2.08m x 1.85m (6'10" x 6'1")

COUNCIL TAX BAND:-

Believed to be council tax band:- B

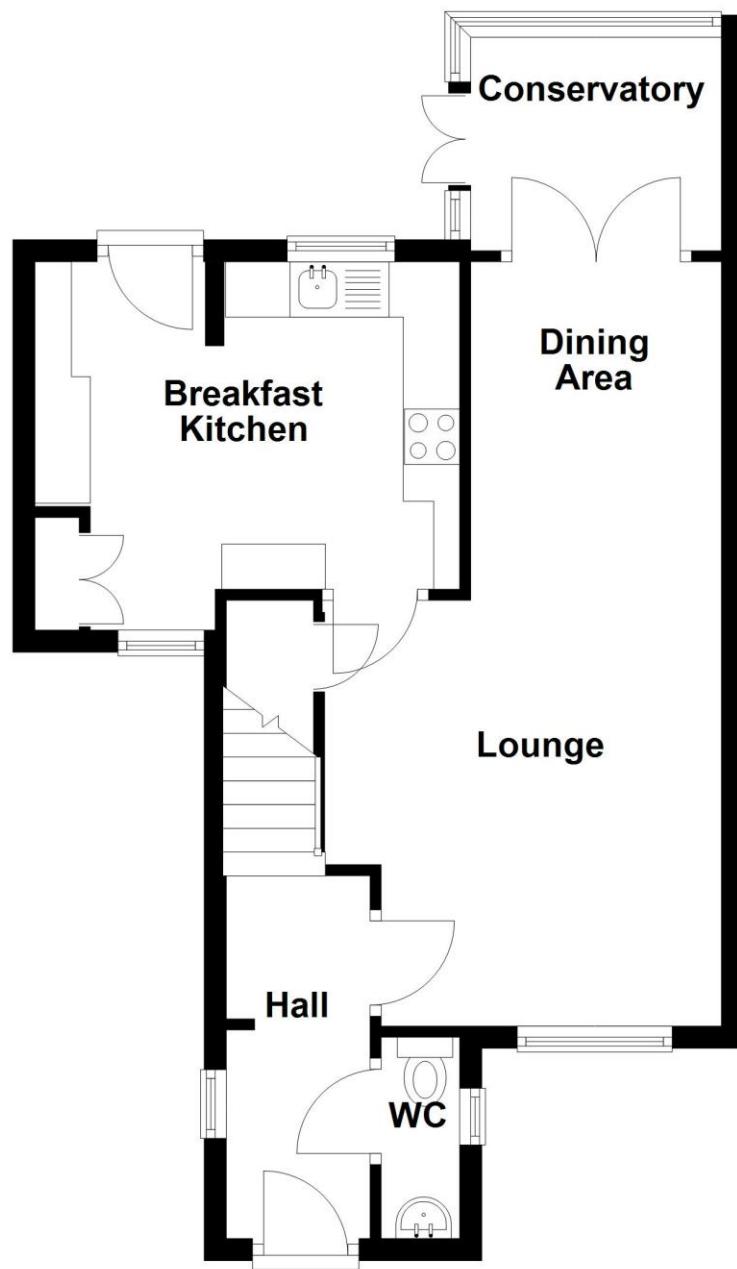
HOW TO GET THERE:-

SAT NAV:- LE65 2JR

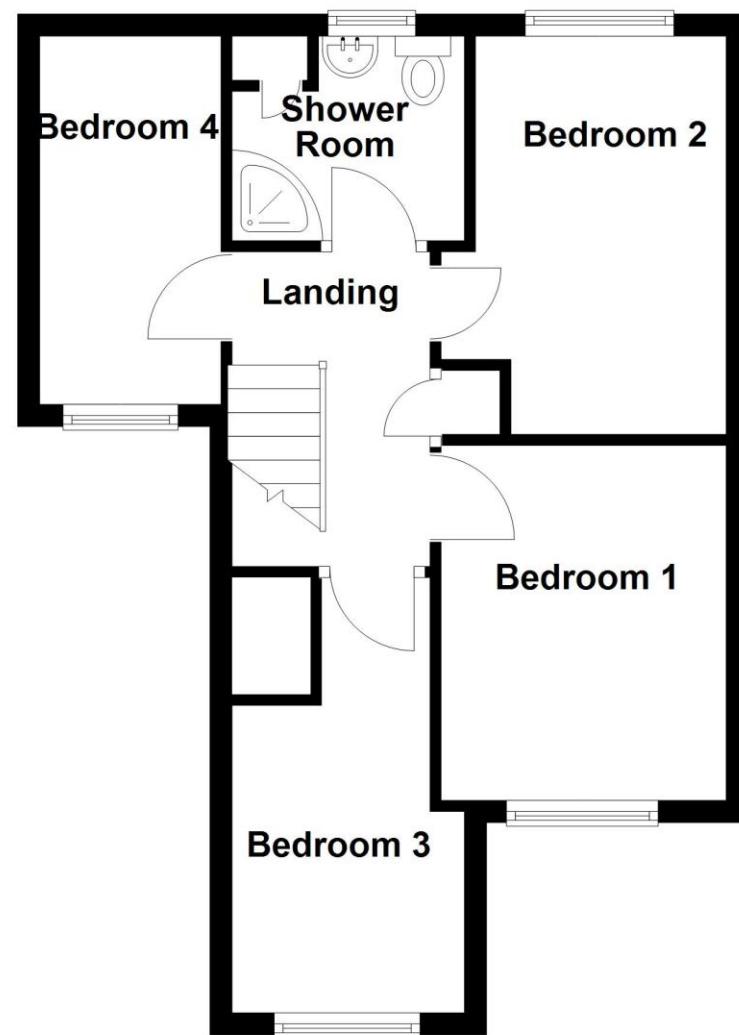
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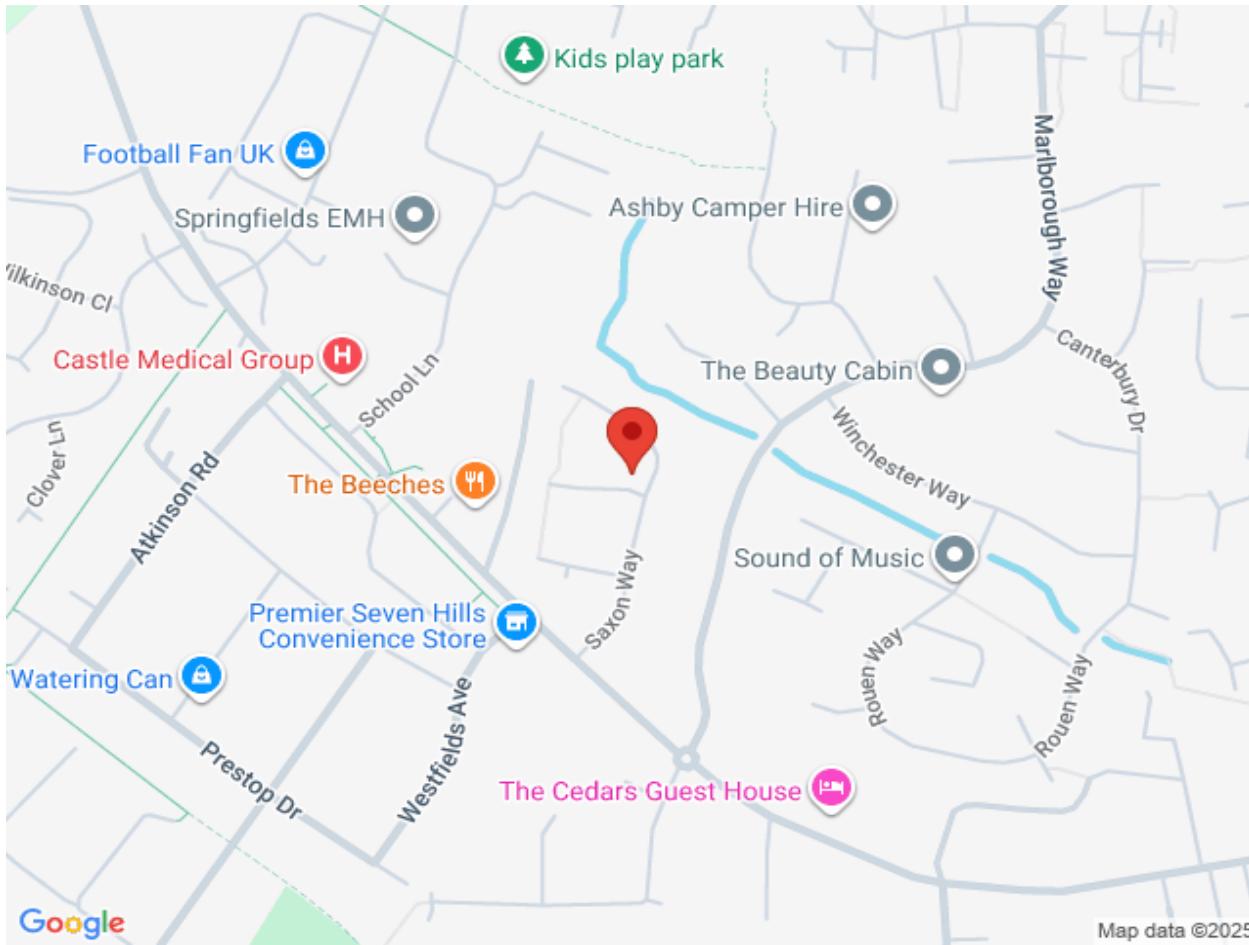
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Ground Floor



First Floor





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