



Tutbury Close, Ashby-De-La-Zouch



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£237,500



Key Features

- Charming Two-Bedroom Bungalow
- Desirable Retirement Community
- Spacious Sitting Room
- Kitchen + Pantry
- Modern Shower Room
- Two Generous Bedrooms + Storage
- EPC rating U
- Leasehold





Welcome to this charming two-bedroom bungalow at Tutbury Close, nestled in the desirable retirement community of Ashby-de-la-Zouch. This delightful home, with its inviting façade and cosy interiors, offers a perfect blend of comfort and convenience, just a short walk from the bustling town centre.

Step inside, you'll find a welcoming hallway with a handy cloakroom cupboard. Both spacious bedrooms boast ample storage, highlighting the main bedroom's built-in wardrobe for added convenience. The heart of the home is the generously sized sitting room, where south-facing patio doors invite natural light and provide enchanting views of the private patio and lush communal gardens—an ideal spot for relaxation and bird watching.

The well-appointed kitchen, adorned with cheerful decor, is not only practical with ample cabinets and essential appliances but also offers a pleasant space to craft culinary delights. The modern shower room guarantees a refreshing start to each day.

Embrace a lifestyle of ease and community in this picturesque bungalow. With its South-facing aspect, tranquil setting, and managed amenities, it's an idyllic retreat designed for serene retired living. Don't miss this opportunity—call today for a private viewing!

Ashby-de-la-Zouch is a historic market town nestled in North West Leicestershire, renowned for its rich heritage and vibrant community. The town offers a delightful blend of classic English charm with modern conveniences. Its central feature is the Ashby de la Zouch Castle, which offers not only a link to the past but also provides picturesque grounds perfect for leisurely walks. The town centre maintains a warm, small-town feel while offering a variety of shops, cafes, and restaurants that cater to diverse tastes and preferences.

The town is well-connected with excellent transport links, including the nearby M42 motorway, providing easy access to larger cities such as Leicester and Birmingham. This makes Tutbury Close ideal for those seeking the tranquillity of a smaller community while staying connected to urban conveniences. Public transport options are also plentiful, with regular bus services linking surrounding towns and villages.

Residents of Ashby-de-la-Zouch benefit from an abundance of local amenities, including healthcare facilities, community centres, and sports clubs. The town is particularly appealing to retirees due to its welcoming atmosphere and supportive community infrastructure, including the warden-controlled management in developments like the one at Tutbury Close. Communal meeting rooms and gardens are key features, fostering a sense of community amongst residents.

ACCOMMODATION

ENTRANCE HALLWAY 2.95m x 1.1m (9'8" x 3'7")

SITTING ROOM 4.38m x 4.35m (14'5" x 14'4")

BREAKFAST KITCHEN 3.65m x 2.26m (12'0" x 7'5")

BEDROOM ONE 3.14m x 3.2m (10'4" x 10'6")

BEDROOM TWO 3.23m x 2.02m (10'7" x 6'7")

SHOWER ROOM 2.21m x 1.96m (7'4" x 6'5")

COUNCIL TAX BAND:-

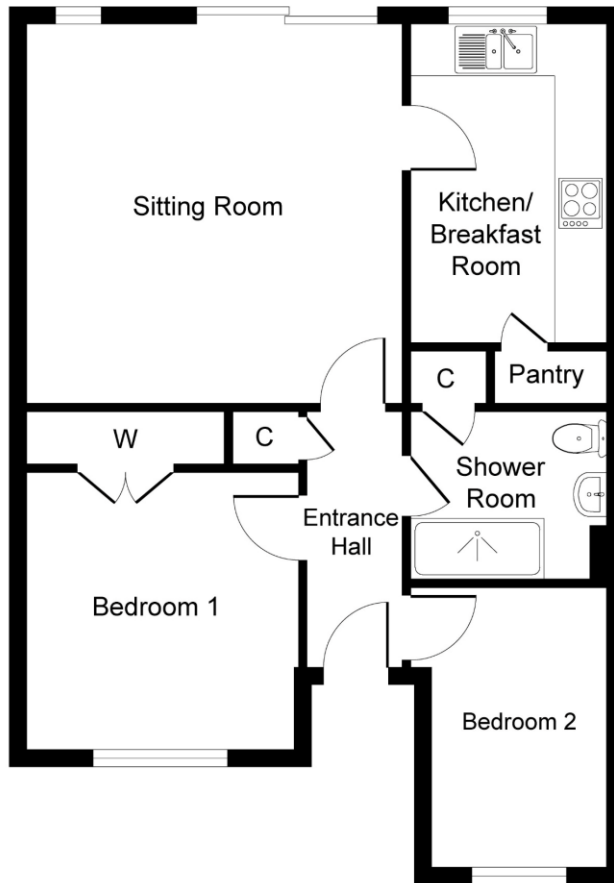
The property is believed to be in council tax band: C

HOW TO GET THERE:-

Postcode for sat navs: LE65 1XD

PLEASE NOTE:-

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Ground 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.

