Sinclair
Saxon Way, Ashby-De-La-Zouch
£225,000

Saxon Way

Ashby-De-La-Zouch

MOTIVATED SELLER – OFFERS FROM £225,000 INVITED!

Having identified a property they keen to purchase, the sellers are highly motivated and willing to consider offers starting from £225,000, despite the current asking price of £240,000.

This THREE BEDROOM semi-detached home occupies a cul-de-sac position in the popular town of Ashby-de-la-Zouch and offers an open-plan lounge/diner, conservatory, modern kitchen, three bedrooms, shower room and a versatile loft room with further potential, subject to relevant consents. Externally, the property benefits from ample off-road parking and a rear garden.

Early viewings and offers are strongly encouraged!

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Three Bedrooms
- Semi Detached House
- 23'0 Lounge/Diner
- Conservatory
- Off Road Parking
- Cul-De-Sac

GROUND FLOOR

Lounge/Diner
23' 0" x 15' 7" (7.01m x 4.75m)
Having uPVC double glazed window to front and entered by a uPVC front door with inset opaque double glazed panel and comprising coving, timber effect laminate flooring, access to understairs storage with stairs rising to the first floor and having aluminum framed patio doors accessing the conservatory.

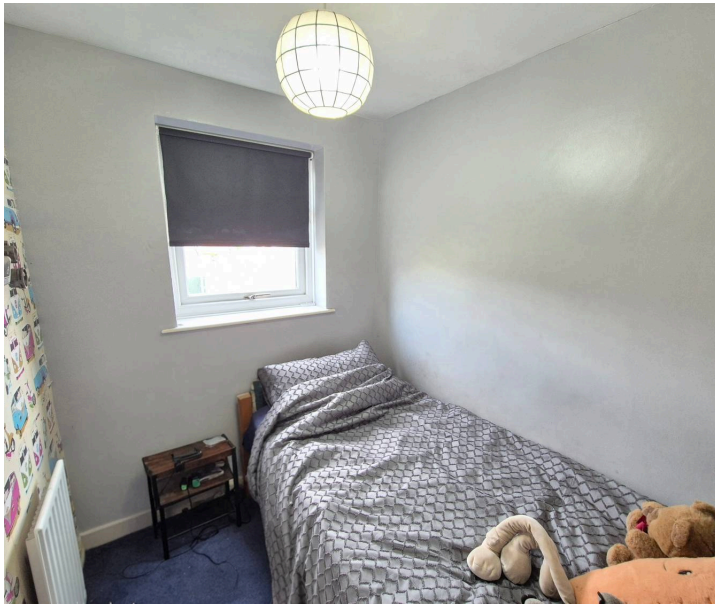
Conservatory
7' 2" x 13' 3" (2.18m x 4.04m)
Being of uPVC double glazed surround and having wall lighting, ceramic tiled flooring and uPVC French doors accessing the rear garden.

Kitchen
9' 7" x 7' 2" (2.92m x 2.18m)
Inclusive of a range of wall and base units with rolled edge work surfaces, a four ring gas hob with extractor hood over, sink and drainer unit with flexi hose mixer tap, integrated slim line dishwasher, and further integrated fridge freezer. Also benefiting from an electric oven and grill, space and plumbing for appliances, timber effect laminate flooring, part tiled walls, a uPVC double glazed window to rear and having uPVC framed door to side.

FIRST FLOOR

Landing
Stairs rising to the first floor landing give way to three good size bedrooms and the shower room. Also comprising coving, uPVC double glazed window to side and an airing cupboard housing the hot water cylinder.

Bedroom
11' 2" x 8' 5" (3.40m x 2.57m)
Having uPVC double glazed window to rear and loft hatch, which in turn enjoys part boarding.



Bedroom
11' 1" x 9' 4" (3.38m x 2.84m)
Having uPVC double glazed window to front.

Bedroom
8' 3" x 5' 8" (2.51m x 1.73m)
Having uPVC double glazed window to front.

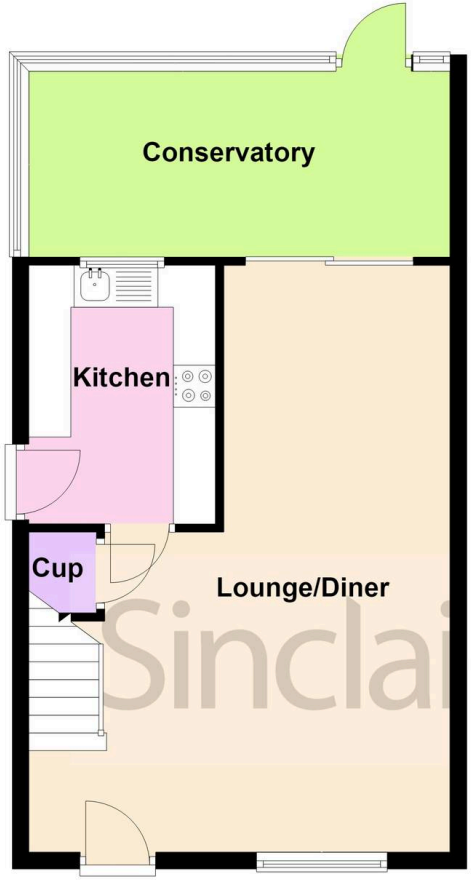
Shower Room
6' 1" x 6' 8" (1.85m x 2.03m)
This three piece suite comprises a corner shower enclosure with thermostatic mixer waterfall tap, vanity wash hand basin with monobloc mixer tap, low level push button w.c, coving, extractor fan, chrome heated towel rail, vinyl flooring, part tiled walls and having an opaque uPVC double glazed window to rear.

Rear Garden

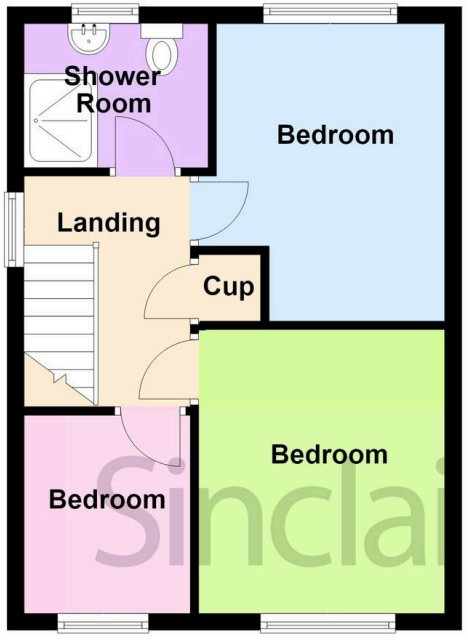
Having a paved patio with block edging, an artificial lawn, water point, side gated access and surrounded by timber closed board fence panelling.

Driveway
A tandem tarmacadam driveway offers off road parking for multiple vehicles and having an area of stone shingling giving way to the front door beneath a canopy porch.

Ground Floor



First Floor



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