

5 Ashington Close  
Off Groby Road, LE3 9BA

£300,000



## 5 Ashington Close

Off Groby Road, Leicester, LE3

A recently modernised 3 bedroom Jelson detached house in popular residential cul-de-sac location close to Stokeswood Primary School which is offered for sale with immediate vacant possession - no upward chain! The property benefits from full gas central heating, UPVC double glazing, pvc fascia, updated electric consumer unit. The tastefully decorated accommodation with brand new carpets briefly comprises on the ground floor, entrance hall, 17' lounge, separate dining room, brand new refitted kitchen. Upstairs, landing, 3 bedrooms, bathroom with brand new white suite. Gardens to front & rear, driveway & garage. Easy access to shops & major routes to city & motorway. Freehold - no upward chain! Council tax band C

### Entrance Hall

Composite double glazed entrance door, stairs to first floor, under-stairs cupboard, radiator, newly fitted carpet, coving to ceiling. Cloaks cupboard with UPVC double glazed window, electric consumer unit & meter.

### Lounge

17'4 x 11' (5.28m x 3.35m)

A bright and airy spacious living room being open plan into the dining room. UPVC double glazed bay window to front, radiator, newly fitted carpet, coving to ceiling, brick fireplace with gas supply.

### Dining Room

9'7 x 8'8 (2.92m x 2.64m)

Open plan from lounge, UPVC double glazed sliding patio doors to rear, newly fitted carpet, radiator.

### Kitchen

12'8 x 8'1 (3.86m x 2.46m)

A brand new refitted modern kitchen. UPVC double glazed window to rear, tiled flooring, UPVC double glazed single door to side. Fitted with a range of modern base, drawer & eye level units, work surfaces, tiled splashback. Built-in stainless steel electric oven, gas hob with extractor hood. Pantry store with UPVC double glazed window.

### First Floor Landing

UPVC double glazed window to side, coving to ceiling, access to loft.

### Bedroom One

12'2 x 10'2 (3.71m x 3.10m)

UPVC double glazed window to front, radiator, newly fitted carpet, coving to ceiling.

### Bedroom Two

12'4 x 11'2 (3.76m x 3.40m)

UPVC double glazed window to rear, radiator, newly fitted carpet, coving to ceiling, built-in wardrobes, airing cupboard housing Ideal Instinct combination boiler.

### Bedroom Three

9'x 7' (2.74mx 2.13m)

UPVC double glazed window to front, radiator, newly fitted carpet, built-in wardrobes.

### Bathroom

Brand new refitted modern bathroom. UPVC double glazed opaque window, chrome heated towel rail, shaped shower bath with mains shower, glass screen, wall boarding, vanity wash hand basin, wc.

### Outside

The front of the property has an open plan garden area with driveway providing parking for 3 cars leading to single detached brick built garage. The tiered rear garden approx 50' has patio, trees, fully fenced boundaries.

### Local Authority & Council Tax Info (Blaby)

This property falls within Leicester City Council ([leicester.gov.uk](http://leicester.gov.uk))

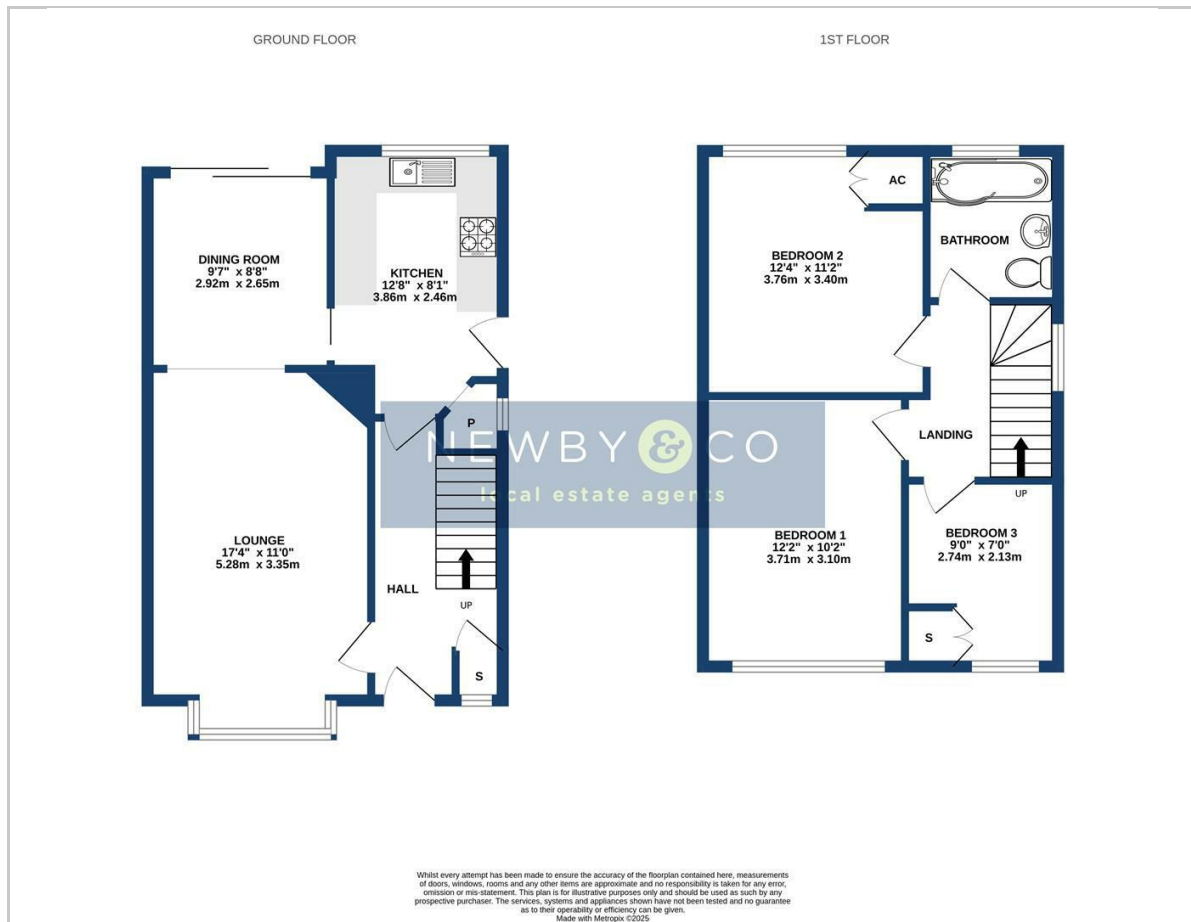
It has a Council Tax Band of C which means a charge of £2247.78 for tax year ending March 2027

Please note: When a property changes ownership local authorities do reserve the right to re-calculate council tax bands.

For more information regarding school catchment areas please go to [www.leicestershire.gov.uk/education-and-children/schools-colleges-and-academies/find-a-school](http://www.leicestershire.gov.uk/education-and-children/schools-colleges-and-academies/find-a-school)



## Floor Plan

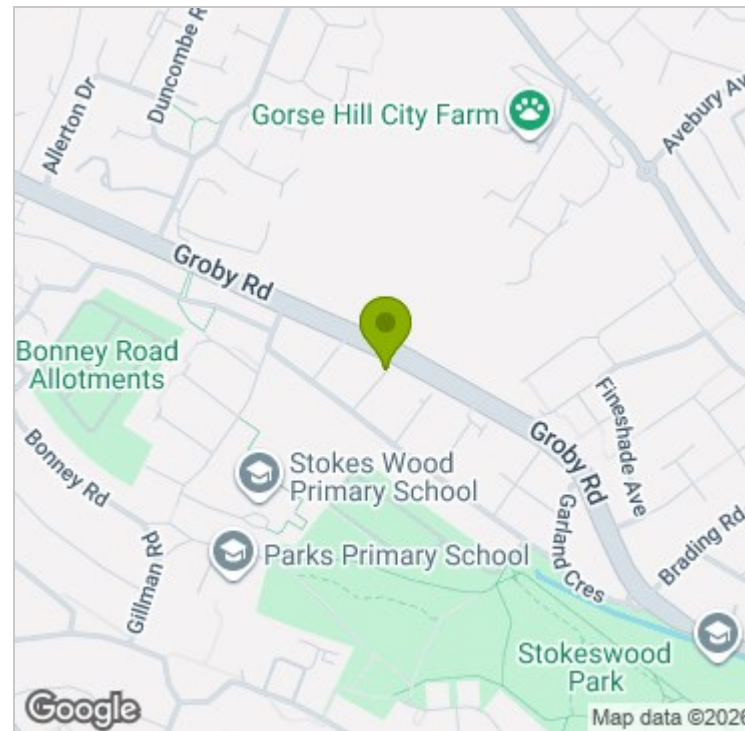


## Viewing

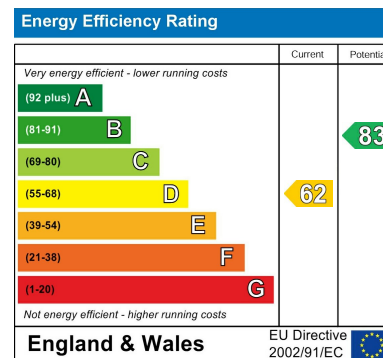
Please contact our Glenfield Office on 0116 2990 990 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph



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