



Oundle Close, Ashby-De-La-Zouch

 4  2  3

Offers in excess of £410,000



Key Features

- Modern Four Bedroomed Detached Family Home
- Generous Lounge | Separate Dining Room
- Southerly-Facing Conservatory
- Fitted Kitchen With An Adjoining Utility Room
- Refitted Cloakroom/W.C.
- Master Bedroom With Stylish En Suite Bathroom
- EPC rating U
- Freehold





Constructed to a high specification circa 2000 by David Wilson Homes, this well-presented detached four-bedroomed family home benefits from a pleasant cul-de-sac position and a sunny southerly-facing rear garden which has been delightfully landscaped. A look inside reveals: a canopied entrance porch, hallway, cloakroom/w.c., lounge with twin glazed doors through to the dining room which flows through to the good-sized conservatory, a kitchen with adjoining utility room, a master bedroom with ample built-in wardrobe space and a stylish en-suite with a bath, three further generous bedrooms and a contemporary-style family bathroom. There's off-road parking for two cars, and a single garage. We anticipate a great deal of interest in this superb family home and respectfully suggest viewing at your earliest opportunity.

THE LOCATION

The ancient, historic market town of Ashby (with its famous 15th century castle) almost certainly dates back to Roman times. Later, in the early 19th century, it became a spa town. Many of the Georgian style buildings that you now see were built to accommodate visitors to the Baths. Today, Ashby de la Zouch is a thriving and bustling town within the National Forest and enjoys a wide range of good shops, schools, pubs, churches and local amenities. The nearby M42 motorway gives easy access to the M1 and M6 and many other Midland towns and cities. The town is also convenient for the Nottingham East Midlands airport and the East Midlands Parkway railway station.

ACCOMMODATION IN DETAIL

CANOPIED PORCH

A composite entrance door with matching side panel opens into the:

RECEPTION HALLWAY

With a central heating radiator, laminate flooring, telephone points, and white panelled doors leading to the lounge, kitchen and the:

CLOAKROOM/W.C

Comprising: a wall-hung wash hand basin and a low-flush toilet. Bi-fold doors to a useful under-stairs storage cupboard. A central heating radiator, laminate flooring and an extractor fan.

GENEROUS LOUNGE

The centrepiece of this good-sized living room is the white fire surround incorporating a coal-effect gas fire with a marble-style inset and hearth. A central heating radiator, laminate flooring, TV and telephone points. A UPVC double glazed leaded front window. Twin glazed multi-paned doors lead through to the adjoining dining room.

SEPARATE DINING ROOM

With a central heating radiator, laminate flooring, dado rail and a door to the kitchen. double doors to the conservatory.

SOUTHERLY FACING CONSERVATORY

A sunny southerly-facing conservatory constructed with a brick base, UPVC double glazed window panel and doors, and a polycarbonate vaulted roof. Oak wood flooring, TV point, power points and two wall lights. Twin French doors lead outside to the timber decked area to the side, and the rear garden.

FITTED KITCHEN

Fitted with a range of oak-style base and drawer units and matching wall cupboards. There's an inset one and a half bowl sink with grooved drainer and mixer tap. Square-edged worktops with complementary tiled splashbacks. An inset four-burner gas hob with overhead extractor hood and Neff built-in electric oven. An integrated Bosch dishwasher and an integrated fridge. A tiled floor, central heating radiator and halogen spotlights. A half-glazed opaque rear exit door to the garden. A UPVC double glazed window with Venetian blinds. Bi-fold doors to the adjoining utility room.

UTILITY ROOM

Spaces and plumbing under a roll-edged worktop for a washing machine and dryer, wall cupboards, tiled flooring. Tiled



splashbacks, a central heating radiator and a UPVC double glazed opaque side window.

FIRST FLOOR ACCOMMODATION

LANDING

With access to the loft storage space, a central heating radiator and an uplighter. Doors off to the four bedrooms and the bathroom.

MASTER BEDROOM

Fitted with ample wardrobe storage space including: two double wardrobes with drawer units and top cupboards, and a separate range of wardrobes with mirrored doors and end shelves. A central heating radiator, coved ceiling with recessed halogen lighting, a door to an over-stairs storage cupboard. Two UPVC double glazed leaded front windows. A door to the adjoining en suite:

EN SUITE BATHROOM

Recently refitted comprising: a walk-in shower, a pedestal wash hand basin and a dual-flush toilet. A stylish towel radiator, part-tiled walls, tiled floor and an extractor fan. A UPVC double glazed opaque leaded front window.

BEDROOM TWO

With laminate flooring, a radiator, TV aerial point, recessed ceiling lights and a UPVC double glazed window overlooking the rear garden.

BEDROOM THREE

An L-shaped room with laminate flooring, central heating radiator and a UPVC double glazed rear window.

BEDROOM FOUR

A generous fourth bedroom with a built-in corner wardrobe. Oak wood flooring, a radiator and a UPVC double glazed rear window.

STYLISH FAMILY BATHROOM

Comprising: a panelled bath with individual hot and cold taps, a wall-mounted mains power shower, bi-fold glazed shower



screen, pedestal wash hand basin and a low-flush toilet. A chrome ladder towel radiator, wall mirror, extractor fan, part-tiled walls and vinyl flooring. A door to the airing cupboard housing the insulated hot water cylinder and shelving. A UPVC double glazed opaque side window.

OUTSIDE

FRONT ELEVATION

There's off-road parking on the tarmac driveway for two cars, and a lawned area. The full sized single garage has an up-and-over door, power and lighting. A side gate leads to the rear garden.

SOUTHERLY-FACING REAR GARDEN

The sunny rear garden has been delightfully landscaped and enjoys an open aspect. You'll find a timber decked area, water tap, external power point, paved pathway and a further paved patio. A shaped lawn, overlap timber fencing to the boundaries, and a useful painted summerhouse.

AND FINALLY...

COUNCIL TAX BAND

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

HOW TO GET THERE

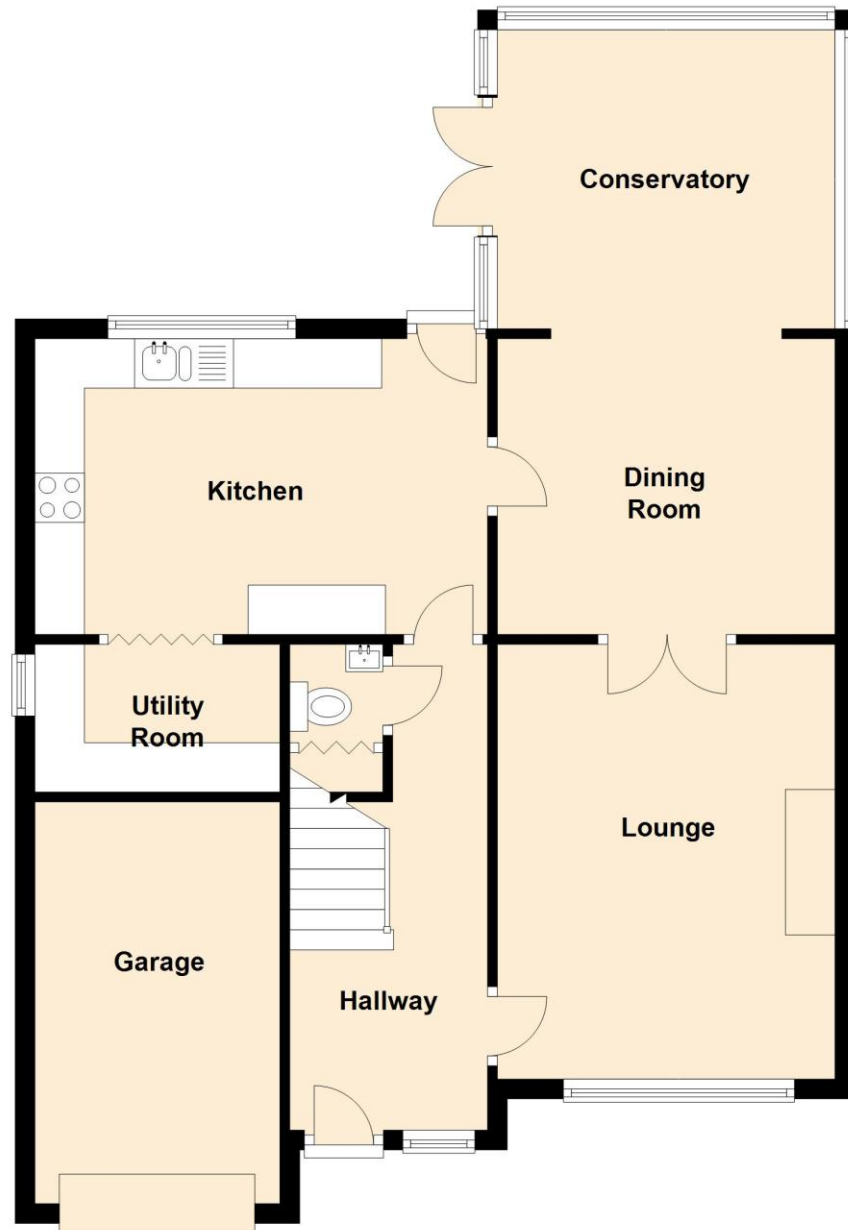
Postcode for sat navs: LE65 2SF

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Ground Floor



First Floor

