



THE ASHBOURNE, PLOT 6, SOWTERS LANE, BURTON-ON-THE-WOLDS,
£385,000





The Ashbourne – Contemporary Charm with Family Practicality. The Ashbourne is a beautifully designed three-bedroom detached home that combines elegant proportions with modern practicality. With thoughtfully planned living spaces, generous bedrooms, and stylish finishes, it is the perfect choice for families and professionals seeking a home of both comfort and character. Ready to move into this summer and has been left so the new owner can customise and pick all their own choices.





Ground Floor – Space for Living & Entertaining

Step into the welcoming hallway and discover a home designed with flow and balance. To one side, the living room (3.19m x 5.54m / 10'5" x 18'2") stretches the full depth of the house, offering a bright and versatile space for relaxing with family or entertaining guests. French doors open onto the garden, creating a seamless connection to the outdoors. On the opposite side, the kitchen and dining area (2.79m x 5.54m / 9'2" x 18'2") is equally impressive in scale. Modern fittings, generous workspace, and an open-plan layout make this the true heart of the home. Whether it's casual family breakfasts or lively dinner parties, this room is designed to adapt with ease. A separate utility room (2.10m x 1.94m) keeps household chores discreetly tucked away, while a guest WC completes the ground floor with convenience.

First Floor – A Peaceful Retreat

Upstairs, the master bedroom (2.83m x 4.25m / 9'3" x 13'11") offers a calm and welcoming sanctuary, complete with its own en-suite shower room (2.83m x 1.19m) for added privacy. Two further bedrooms provide excellent flexibility — a spacious second double bedroom (3.23m x 3.20m / 10'7" x 10'6") and a well-proportioned third bedroom







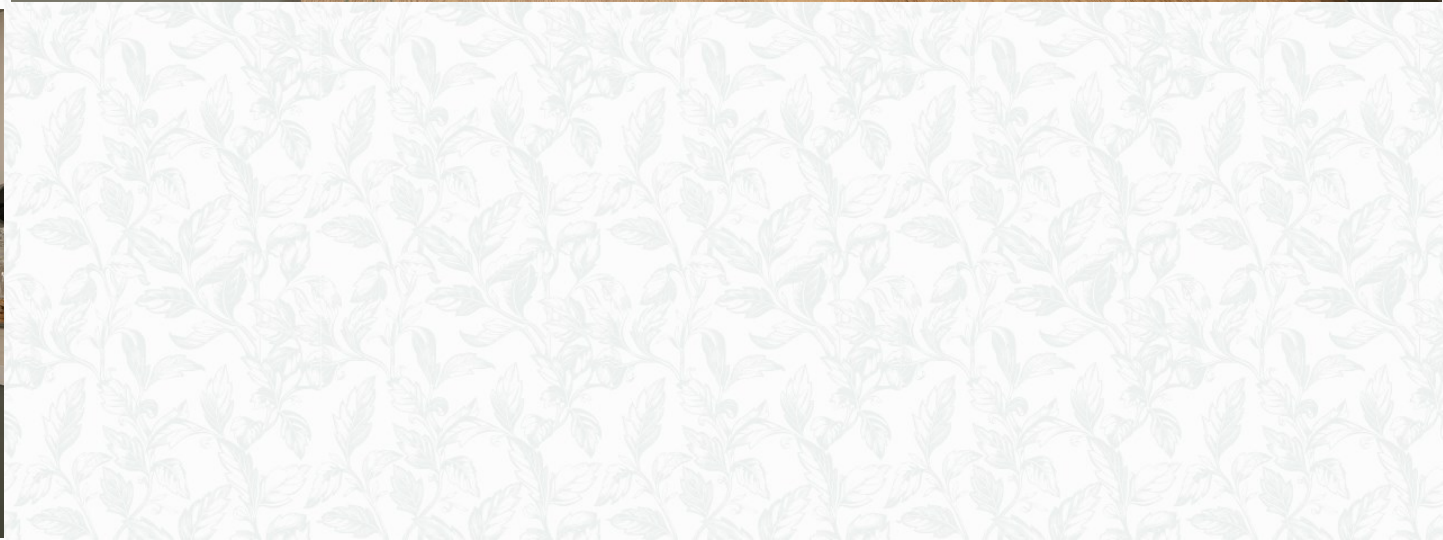
(3.23m x 2.24m / 10'7" x 7'4"), ideal for a child's room, nursery, or dedicated home office. A stylish family bathroom (2.10m x 1.70m) serves the floor, perfectly equipped for busy mornings and relaxing evening soaks.

Designed for Modern Family Life

The Ashbourne is a home that blends comfort, practicality, and contemporary style. With its open-plan living spaces, three well-proportioned bedrooms, and thoughtful touches such as a utility room and en-suite master bedroom, it offers everything needed for today's lifestyle.

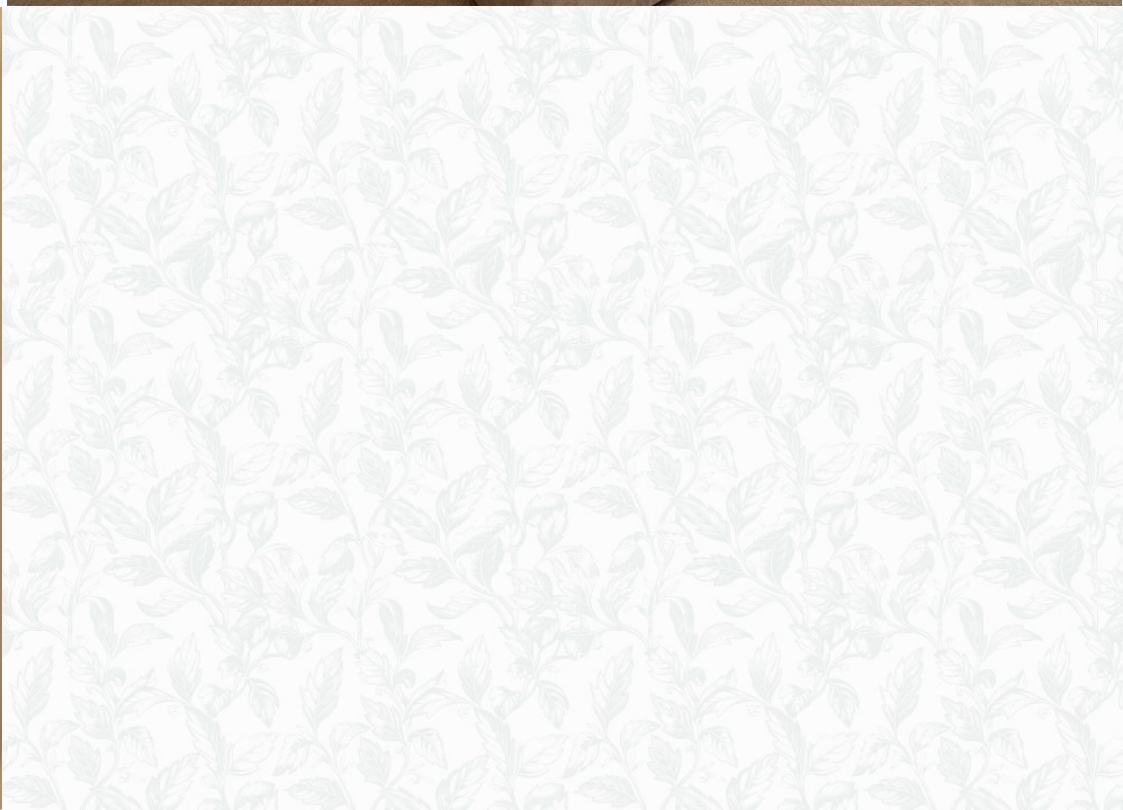
Externally, the home is finished with timeless kerb appeal, complemented by driveway parking and a private rear garden — making it the ideal setting for both family life and entertaining.



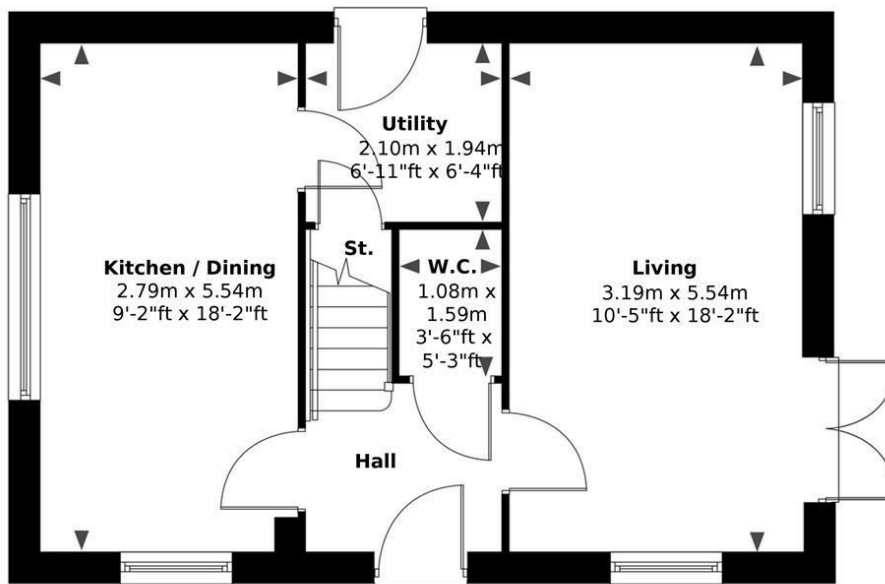








GROUND FLOOR



Key Features:

- 5% Deposit Paid
- Spacious lounge to relax and unwind
- En suite to the master bedroom for privacy and comfort
- Two dedicated parking spaces
- Good sized rear garden
- Energy-efficient solar panels and EV charging point
- 10-year NHBC warranty for peace of mind
- Open-plan kitchen and dining area with French doors leading to the garden, ideal for entertaining
- Separate utility room for added convenience



REZIDE



3



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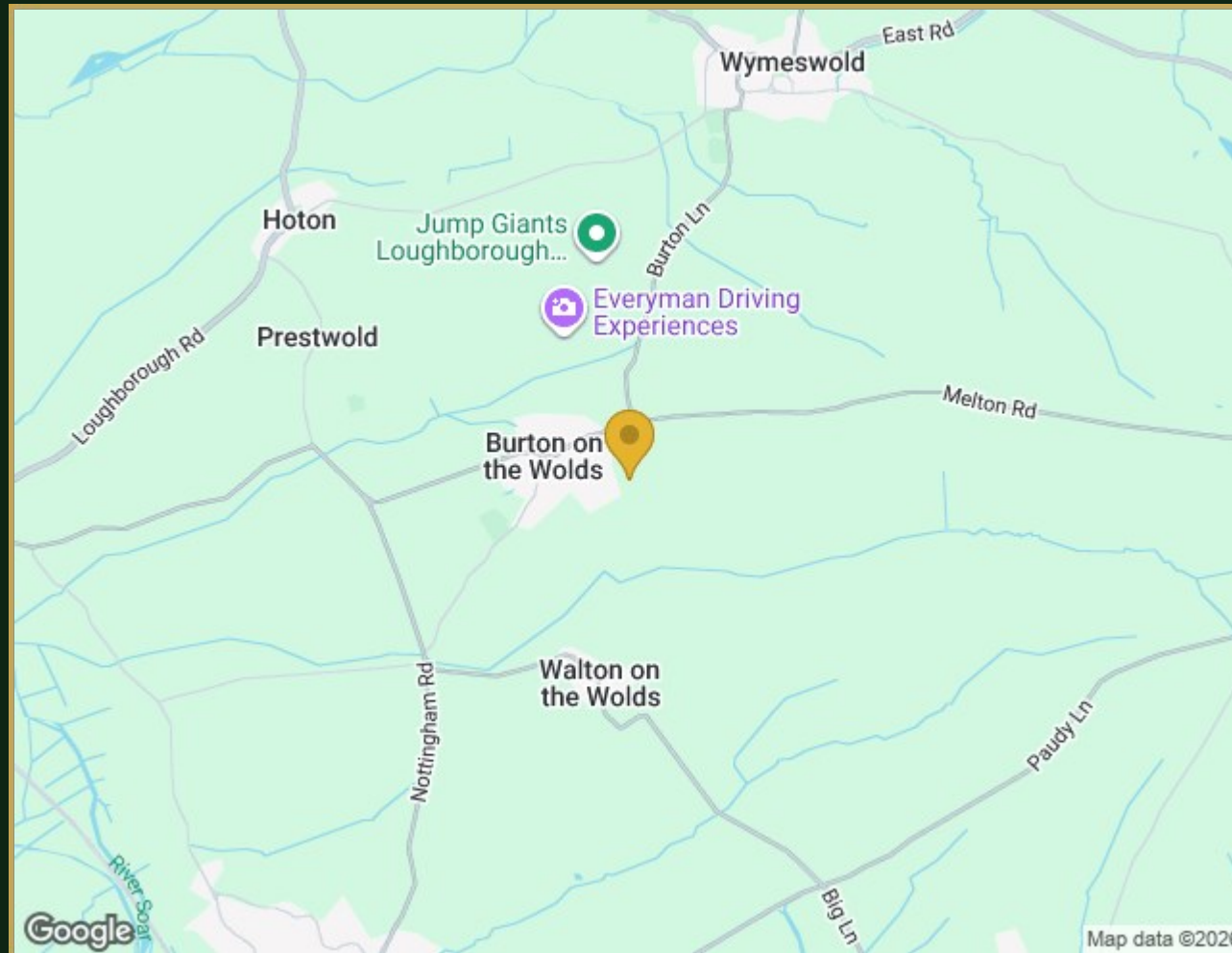
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1009.00 sq ft

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

Property Location



Plot 6, Ashbourne Sowters Lane, Burton-On-The-Wolds, Loughborough, Leicestershire, LE12 5TS