NEWTON FALLOWELL

Marlborough Way, Ashby-De-La-Zouch

3 1 2

£365,000

3 1 2

Key Features

- Three Double Bedroom Detached Family Home
- Extended and Converted Garage
- Generous Lounge + Separate Dining Room
- Modern Decoration Throughout
- Kitchen | Utility + Cloakroom/W.C.
- Measuring Over 1,200Sqft of Living Space
- EPC rating U
- Freehold

Welcome to Marlborough Way in the idyllic town of Ashby-de-la-Zouch, where contemporary living meets timeless charm in a stunning 1,200 sqft detached home. This beautifully extended three-bedroom residence offers an inviting haven for families and professionals alike. Upon entering, you are welcomed by an expansive lounge featuring a charming gas stove set within a brick alcove, creating a warm atmosphere that flows naturally into the south-facing, manicured garden.

The separate dining room caters to both intimate family dinners and larger gatherings, effortlessly connecting to the stylish kitchen. Fitted with chic cream cabinets, an AEG induction hob, and seamless integrated appliances, the kitchen is a culinary delight. A convenient utility room offers additional space and storage, enhancing functionality with a two piece cloakroom/w.c. completing the ground floor.

Upstairs, discover three spacious double bedrooms alongside a luxurious, contemporary shower room complete with a sleek quadrant shower and an elegant vanity unit. Outside, enjoy parking with a carport and a vibrant front garden, while the rear garden serves as a peaceful retreat with its lush foliage, inviting summer house, and greenhouse.

To explore this exceptional property - contact our helpful team in Ashby

Ashby-de-la-Zouch is a charming market town nestled within the heart of North West Leicestershire, renowned for its historical significance and vibrant community spirit. It boasts a rich medieval heritage, with the remains of the grand Ashby-de-la-Zouch Castle serving as a stand-out attraction that elegantly frames the town's skyline. The town centre emanates character with its blend of historic buildings, boutique shops, and delightful cafes, making it a quaint yet bustling hub for residents and visitors alike. The serene yet lively atmosphere makes it an appealing place for those looking to enjoy a balance of historical charm and modern conveniences.

Families considering a move to Ashby-de-la-Zouch will appreciate the excellent educational facilities. The area is served by a selection of highly regarded schools and nurseries, providing quality education from early years right through to secondary levels. Additionally, the variety of clubs and activities available for children and teenagers alike ensures that young residents are well-catered to in terms of both recreational and developmental opportunities.

Accessibility is a key advantage of Ashby-de-la-Zouch, with its strategic location offering ease of travel. The town is located near major transport networks, providing direct links to larger cities such as Derby, Leicester, and Birmingham. This connectivity ensures that whether commuting for work or venturing for leisure, residents have efficient access to a wider array of cultural, educational, and professional resources beyond the town's immediate vicinity.

The community spirit in Ashby-de-la-Zouch is palpable, reflected in its host of regular events and activities—from the Ashby Statutes Fair to the annual arts festival—that bring residents together to celebrate local culture and heritage. The town is also proximal to the picturesque National Forest, offering ample opportunities for outdoor activities such as walking, cycling, and picnics. This blend of recreational options ensures that there is always something to see and do, allowing residents to engage with their surroundings actively.

ACCOMMODATION

ENTRANCE HALLWAY 4.95m x 1.79m (16'2" x 5'11")

GOOD SIZED LOUNGE 6.63m x 5.04m (21'10" x 16'6")

SEPARATE DINING ROOM 5.05m x 2.41m (16'7" x 7'11")

STYLISH KITCHEN 3.99m x 2.18m (13'1" x 7'2")

UTILITY ROOM 5.04m x 1.79m (16'6" x 5'11")

CLOAKROOM/W.C. 2.18m x 0.83m (7'2" x 2'8")

FIRST FLOOR ACCOMMODATION

BEDROOM ONE 4.12m x 3.29m (13'6" x 10'10")

BEDROOM TWO 4.12m x 3.26m (13'6" x 10'8")

BEDROOM THREE 3.58m x 2.45m (11'8" x 8'0")

REFITTED BATHROOM 2.81m x 2.24m (9'2" x 7'4")

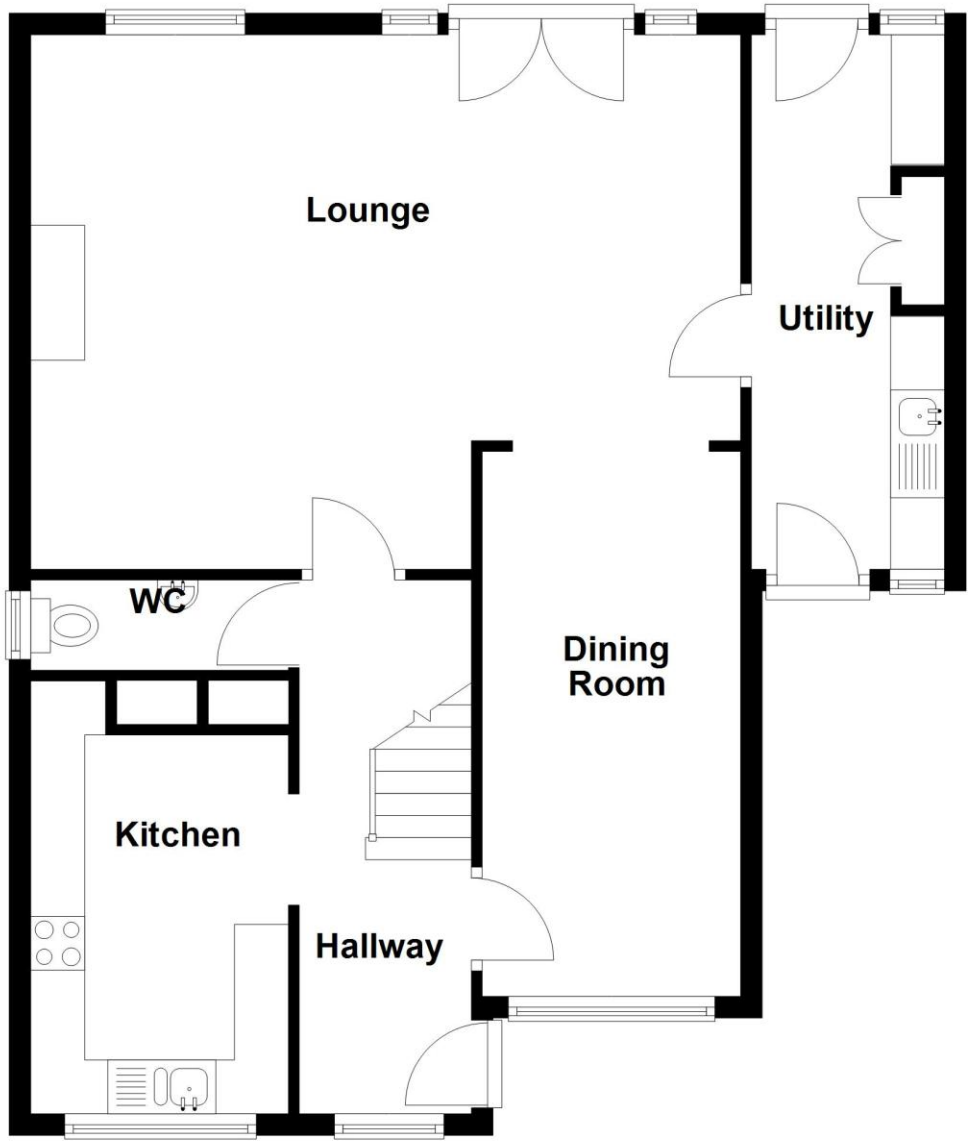
SUMMER HOUSE 3.36m x 1.48m (11'0" x 4'11")

COUNCIL TAX BAND:-
The property is believed to be in council tax band: D

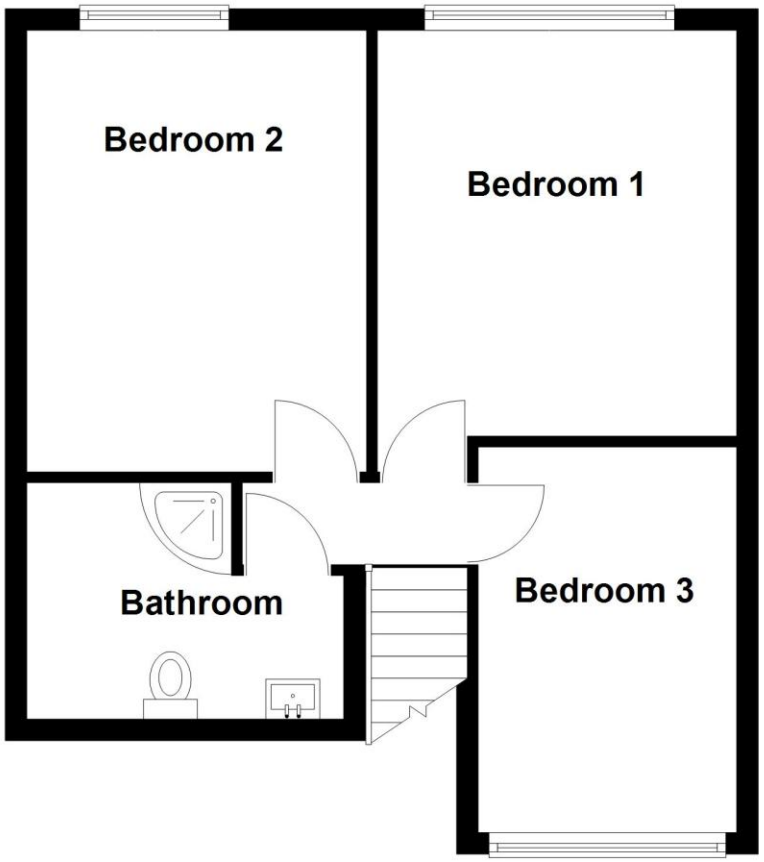
HOW TO GET THERE:-
Postcode for sat navs: LE65 2NN

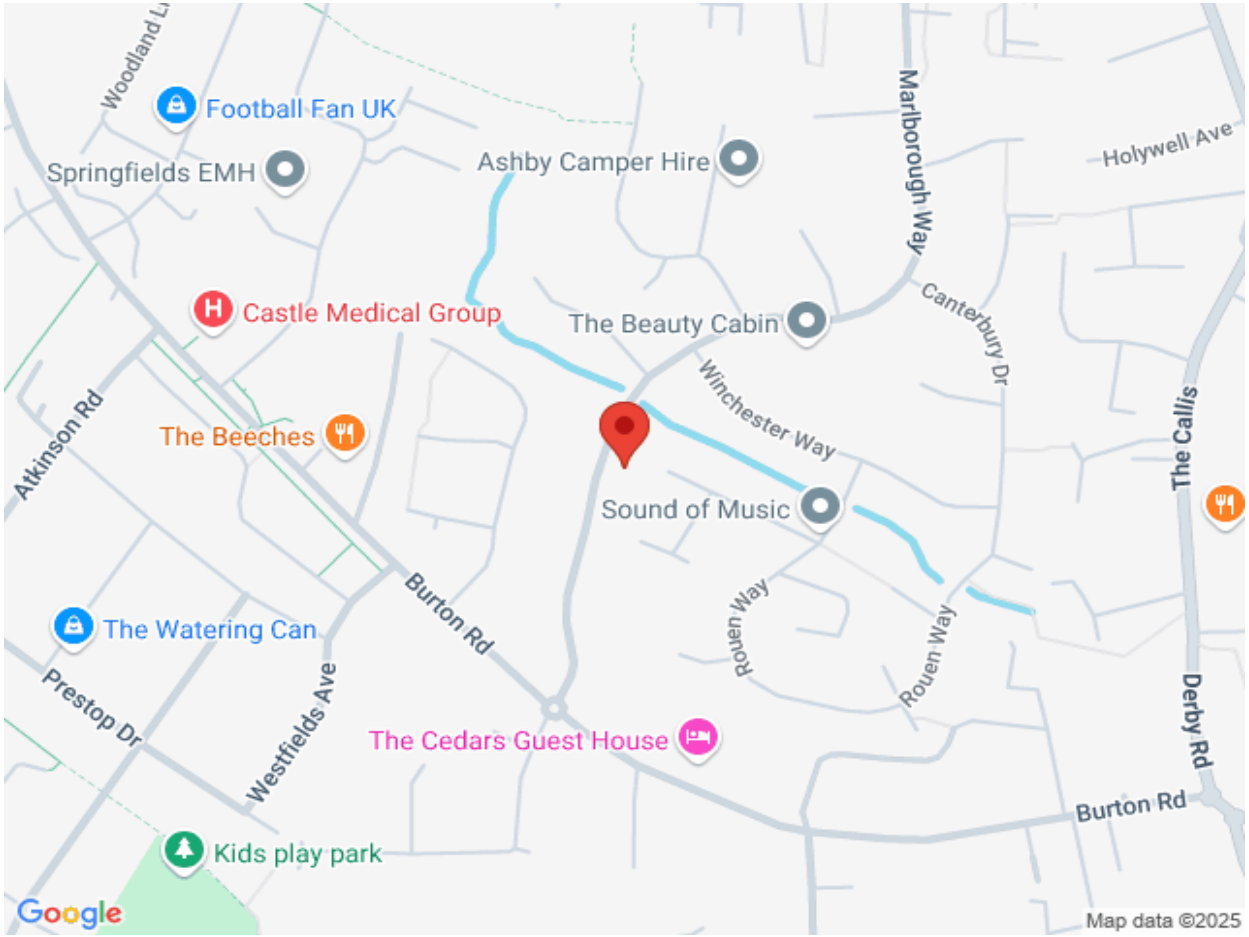
PLEASE NOTE:-
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

Ground Floor



First Floor





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