



Paris Close
Ashby-De-La-Zouch

Paris Close Ashby-De-La-Zouch LE65 2YB

for sale
£265,000



Property Description

A stunning three bedroom semidetached family home with off road parking for several vehicles and gardens to front and rear. The property is situated on a popular cul de sac and has a gas fired central heating system and double glazing with accommodation briefly comprising: - Entrance hall, open plan living kitchen dining room, and conservatory. To the first floor are three well proportioned bedrooms and bathroom. Outside: - The property is tucked away along a short drive leading off Paris Close. The property is fronted by parking for two vehicles. To the rear is a very neat recently landscaped enclosed south facing garden with an area of patio, shaped lawn and stocked borders.

Entrance Porch

Having a UPVC double glazed front door with stained glass panes leading into the entrance porch having laminate floor and ceiling spotlight.

Open Plan Living/Kitchen/Diner

Having LVT wood effect flooring throughout, feature modern electric fire fitted to chimney breast, shelving to chimney breast recess, UPVC double glazed window to the front elevation, central heating radiator, matching ceiling light fittings, the room flows through to the kitchen/dining area having a range of matching high gloss wall and base units with wood effect laminate work surfaces over, a range of fitted appliances including electric oven, induction hob with extractor fan over, stainless steel splashback to the cooking area, one and a half stainless steel sink unit with chrome mixer tap over, integrated washing machine and space for free standing fridge/freezer, UPVC double glazed window to the conservatory giving views of the garden with fitted window blind, UPVC double glazed double doors leading to: -

Conservatory

A lovely addition to the property having LVT wood effect flooring following through from the living area, UPVC double glazed windows across all aspects giving views over the garden, pitched polycarbonate roof and double opening French doors giving access to the garden.

First Floor Landing

Having carpeted staircase, wooden balustrade, carpeted flooring, door giving access to: -

Master Bedroom

Having carpeted flooring, two double width double door built in wardrobes with hanging rails, wall bracket for TV, pendant light to ceiling, decorative panelling to the wall, central heating radiator, UPVC double glazed window to the rear elevation.

Bedroom Two

Having carpeted flooring, pendant ceiling light, central heating radiator, UPVC double glazed window to the front elevation.

Bedroom Three

Having carpeted flooring, pendant ceiling light, central heating radiator, UPVC double glazed window to the rear elevation.

Family Bathroom

A stunning modern three piece white suite comprising of modern 'P' shaped panelled bath having glazed shower screen with mains shower with rain head over and separate shower attachment, low level wc with concealed plumbing and hand wash basin fitted to vanity unit with storage beneath and chrome mixer tap over, wall mounted chrome heated towel rail, fully tiled to the bathing area, part tiled walls with matching ceramic tiled flooring, double glazed UPVC opaque

window to the rear elevation.

Outside

Accessed off a quiet cul de sac having tarmac driveway for two vehicles, tarmac foregarden for ease of maintenance, side gate giving access to the rear garden.

The rear garden has been landscaped having a retaining wall and steps leading up to a lawned area flanked with border to one side and decorative gravel border to the opposite side, a pathway from the side gate leads up to a large patio area, secure fence boundary to all sides.









Total floor area 75.5 m² (813 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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Property Ref: MEL206034 - 0009

Tenure:Freehold EPC Rating: C Council Tax Band: B

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