



# Flora Grove

## Ashby-De-La-Zouch

- Stunning four-bedroom home set over three storeys
- Spacious kitchen/diner with bay window
- Large living room with French doors to rear garden
- Four dual aspect double bedrooms
- Main bedroom with built in storage and en suite
- Fully enclosed rear garden with seating terrace
- Double garage and off-road parking
- Beautiful location on the edge of Ashby de la Zouch
- EPC Rating C / Council Tax Band D / Freehold

Nestled in the charming locale of Flora Grove, Ashby-De-La-Zouch, this delightful three-storey house offers a perfect blend of space and comfort. With a generous area of 1,215 square feet, the property boasts two inviting reception rooms, ideal for both relaxation and entertaining guests.

The home features four well-proportioned bedrooms, providing ample space for family living or accommodating guests. The two bathrooms ensure convenience for all, making morning routines a breeze. Each room in the house is dual aspect, allowing for an abundance of natural light to fill the spaces, creating a warm and welcoming atmosphere throughout.

For those with vehicles, the property offers parking for up to four vehicles, a rare find in many homes. This feature adds to the practicality of the residence, making it suitable for families or those who enjoy hosting visitors.

Flora Grove is a peaceful area, perfect for families seeking a friendly community while still being close to local amenities. This property presents an excellent opportunity for anyone looking to settle in a spacious and well-appointed home in Ashby-De-La-Zouch. Don't miss the chance to make this lovely house your new home.





## General Description

Alexanders of Ashby are delighted to present this beautifully maintained four-bedroom modern home, ideally situated on the sought after Hastings Park development in Ashby-de-la-Zouch. Built by David Wilson Homes, the property has been thoughtfully cared for by its current owner and is offered in excellent condition throughout.

Enjoying a prime position within a quiet row of contemporary houses set back from the road, the home benefits from off-road parking, a double detached garage, and a private rear garden.

## Accommodation

Accommodation is bright and spacious, arranged over three well designed floors. The ground floor comprises an inviting entrance hall, guest wc and a modern fitted kitchen/diner with a feature bay window. To the rear, a stylish living room opens onto the garden through elegant French doors. The first floor offers two generous double bedrooms, including a principal suite with en suite facilities. The top floor boasts two further double bedrooms that enjoy access to a family bathroom.

## External

The outdoor space offers a welcoming retreat with lawn, paved patio, and secure boundaries, providing a versatile setting for relaxation or entertaining.

## Location

The location is superb, just a short stroll from Ashby's historic market town centre, where you'll find a wealth of local shops, cafés, and amenities along the charming market street. Families will appreciate the excellent choice of nearby schools, with the secondary school only a short walk away. Commuters are also well served, with convenient access to Nottingham, Leicester, and Birmingham via the M42 motorway network.

## Agents Note

This is a wonderful opportunity to acquire a versatile and contemporary family home in a highly desirable location.

## Method of Sale:

The property is offered for sale by Private Treaty.

## Measurements

Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

## Tenure

Freehold.

## Local Authority

Northwest Leicestershire District Council, Council Offices, Coalville, Leics, LE67 3FJ. Council Tax Band D.

## Viewings

Viewing strictly by appointment only via sole selling agent, Alexanders of Ashby-de-la-Zouch, 22 Market St, Ashby-de-la-Zouch, LE65 1AL.

## Services:

The property is connected to mains gas, electricity, water, and drainage.

Please note that none of the services, systems or appliances, including; heating, plumbing, and electrics, have been tested by the selling agents.





### Public Rights of Way, Wayleaves & Easements:

The property is sold subject to all existing public rights of way, wayleaves, easements and other legal rights, whether or not specifically mentioned in these particulars.

### Technical Information:

Further details, including any covenants, overage provisions, or other relevant legal or technical information, can be provided upon request.

### Plans and Boundaries:

The plans included in these particulars are based on Ordnance Survey data and are intended for guidance only. While believed to be correct, their accuracy is not guaranteed. The purchaser will be deemed to have full knowledge of the boundaries and the extent of the ownership. Neither the vendor nor their agents will be held responsible for defining ownership or boundary lines.

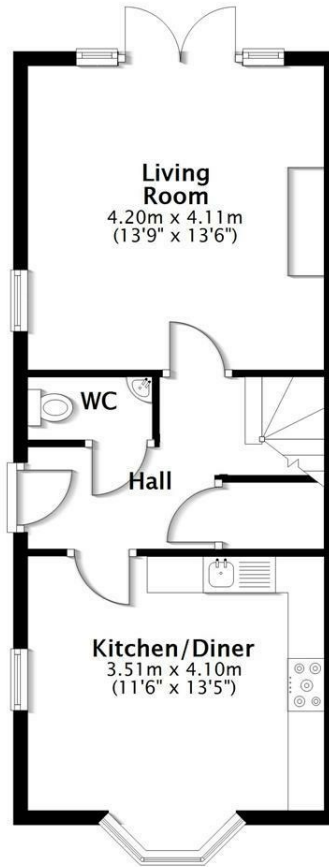
### Money Laundering

Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.

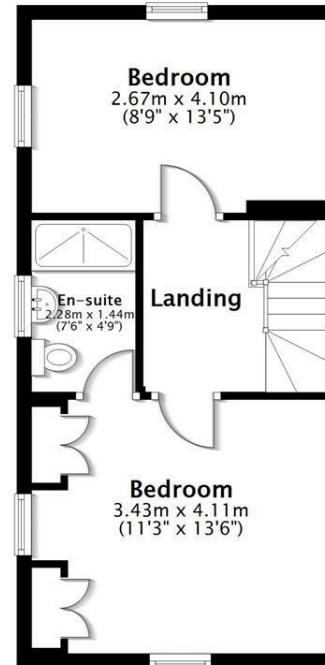
### General Note

These particulars whilst believed to be accurate set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these particulars of sale as a statement of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agents employment has the authority to make or give any representation or warranty in respect to the property.

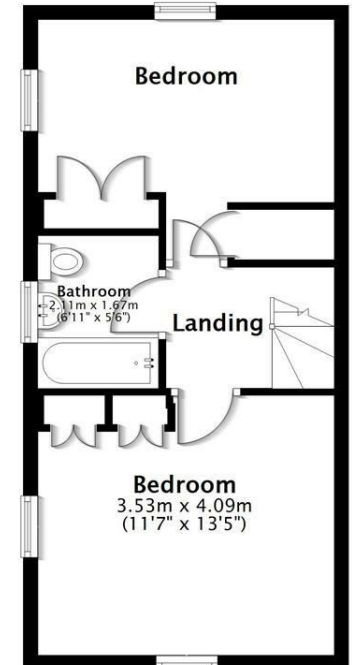
**Ground Floor**  
Approx. 42.4 sq. metres (456.7 sq. feet)



**First Floor**  
Approx. 35.5 sq. metres (381.9 sq. feet)



**Second Floor**  
Approx. 35.0 sq. metres (376.8 sq. feet)



Total area: approx. 112.9 sq. metres (1215.4 sq. feet)

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>78</b>	<b>82</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		



