



Millfield Close, Ashby-De-La-Zouch



3



1



1

£239,950



Key Features

- Three-Bedroom Semi-Detached Home
- Quiet Cul-De-Sac Location
- No Upward Chain
- Spacious Lounge
- Stylish Kitchen/Diner + Space for Essential Appliances
- Three Bedrooms
- EPC rating C
- Freehold





Welcome to Millfield Close, a charming three-bedroom semi-detached house nestled in the serene cul-de-sac of Ashby-de-la-Zouch. With no upward chain and stylish decoration throughout, this home promises both comfort and convenience. The spacious lounge invites relaxation, complete with a feature electric flame-effect fire and handy under-stairs storage. The stylish kitchen/diner, adorned with navy blue cabinets and contrasting worktops, offers ample dining space and French doors leading to a lovely rear garden. The kitchen also offers space and plumbing for your essential appliances.

Upstairs, you'll find two generously-sized double bedrooms alongside a cosy single room, all decorated to modern standards. The bathroom features a contemporary suite with a vanity-mounted hand wash basin and fully tiled splashbacks.

Outside, a charming front lawn pairs with a stoned driveway offering parking for two vehicles and access to a single garage. The rear garden is perfect for entertaining with a raised timber deck, fenced boundaries, and lush grass. Ideal for families seeking a slice of tranquillity, this property is a must-see. Contact our Ashby team today!

Ashby-de-la-Zouch is a charming market town nestled in the heart of North West Leicestershire, surrounded by beautiful countryside and boasting a rich history dating back to the Norman conquest. One of the main attractions in the area is Ashby de la Zouch Castle, an impressive heritage site that invites visitors to explore its medieval ruins and enjoy panoramic views from its tower. The town itself combines this historical allure with a vibrant modern community, hosting a variety of annual events such as the Ashby Statutes Fair, which is a highlight for both locals and visitors alike.

The area offers excellent transport links, with easy access to the M42 motorway, making it a convenient location for commuters traveling to Birmingham, Leicester, and beyond. Furthermore, local amenities abound, with Ashby's bustling high street providing a selection of shops, cafes, and restaurants that cater to a range of tastes and preferences. The presence of several well-regarded schools, both primary and secondary, adds further appeal to families considering a move to this picturesque town.

Ashby-de-la-Zouch is renowned for its friendly community atmosphere and offers a range of leisure activities to suit all ages. The town's many parks and green spaces provide ample opportunity for outdoor recreation, including the scenic Bath Grounds which are perfect for a leisurely stroll or family picnic. Golf enthusiasts will appreciate the proximity to Ashby Golf Club, a well-maintained course set in the rolling Leicestershire countryside.

ACCOMMODATION

ENTRANCE PORCH 1.89m x 1.05m (6'2" x 3'5")

ENTRANCE HALL 2.49m x 1.16m (8'2" x 3'10")

LOUNGE 4.83m x 2.37m (15'10" x 7'10")

MODERN KITCHEN/DINER 4.83m x 2.37m (15'10" x 7'10")

FIRST FLOOR ACCOMMODATION

BEDROOM ONE 3.74m x 2.93m (12'4" x 9'7")

BEDROOM TWO 3.66m x 2.94m (12'0" x 9'7")

BEDROOM THREE 2.84m x 1.81m (9'4" x 5'11")

BATHROOM 2.4m x 1.81m (7'11" x 5'11")

SINGLE GARAGE 4.78m x 2.43m (15'8" x 8'0")

COUNCIL TAX BAND:-

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

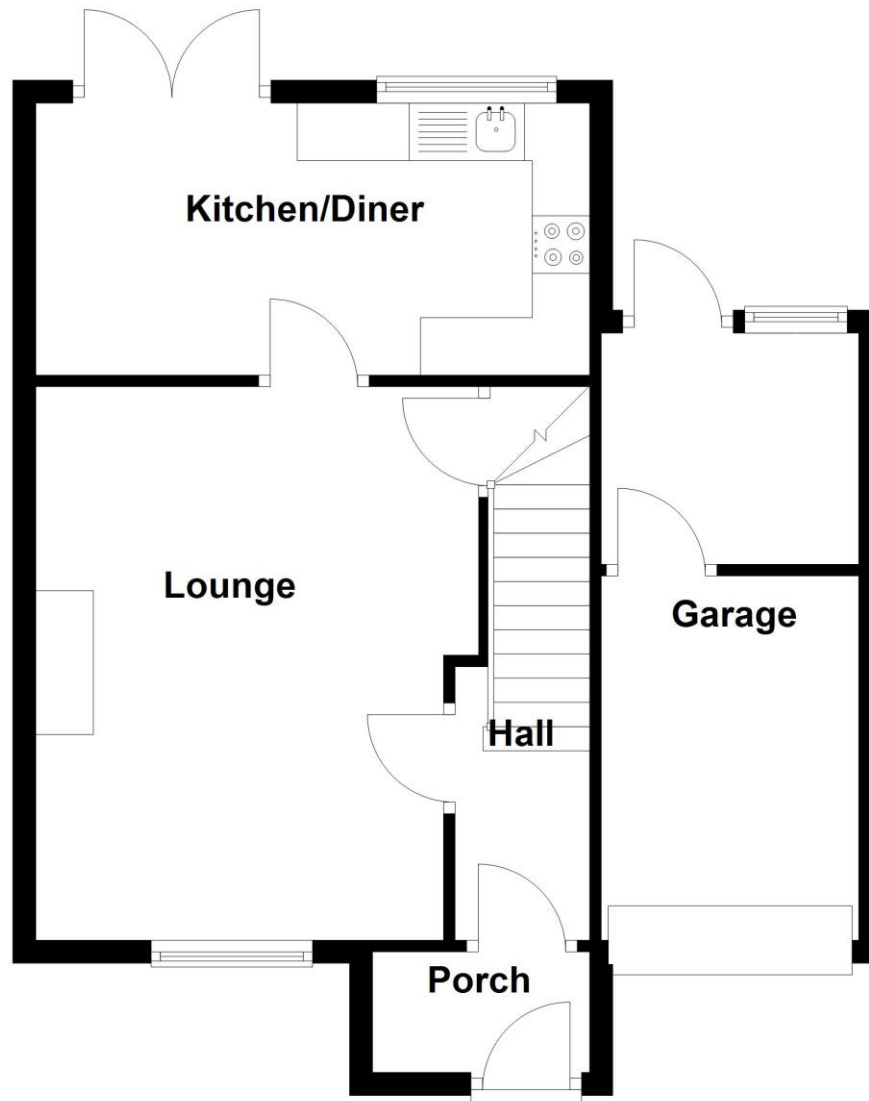
HOW TO GET THERE:-

Postcode for sat navs: LE65 2JS

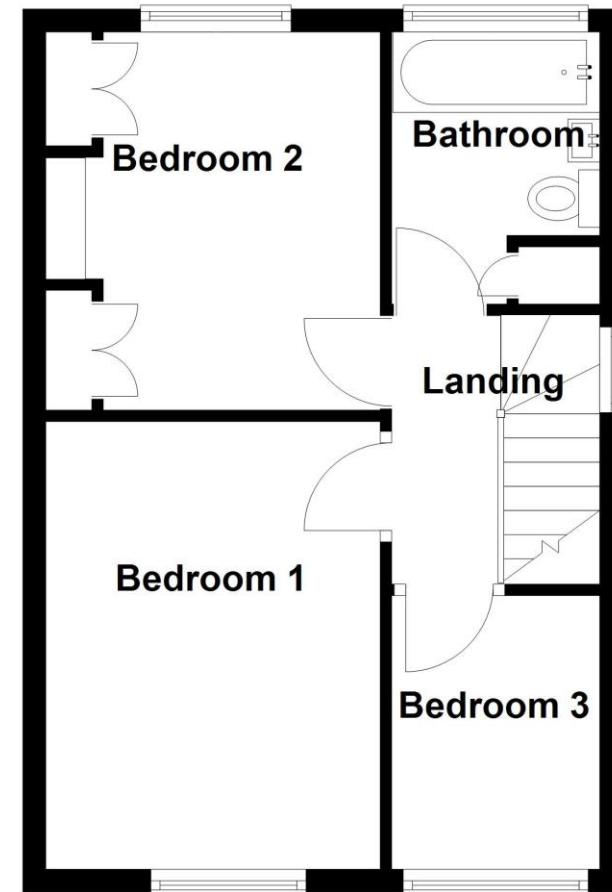
PLEASE NOTE:-

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





Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

