

# Burton Road

Ashby-de-la-Zouch, LE65 2LN



Spacious and flexible extended bungalow offering a generous lounge, breakfast kitchen, dining room/bedroom three, and large utility. Includes a self-contained annex with bedroom, living space and WC, plus a master bedroom overlooking the rear garden. NO CHAIN

£365,000



John German

Tucked away setting for this spacious and versatile extended bungalow featuring a generous lounge, separate dining room/bedroom three, breakfast kitchen, and large utility. Includes a self-contained annex wing with bedroom, wc and living space, plus a master bedroom overlooking the rear garden. Offered with no upward chain, the property is hidden well back from Burton Road approached over a shared private driveway.

Step through the main entrance door into the hall having two doors leading off and three useful cupboards on the left-hand side providing excellent storage space. Continuing ahead is a sizeable utility room which offers ample space for appliances, worksurface, skylight and has door to rear garden. From the utility, access is given to the bedroom wing, an excellent annexe comprising a bedroom, living room, plus WC with wash basin, and separate glazed door leading out onto the garden.

Stepping back into the main hallway there is the breakfast kitchen, where oak effect cabinets wrap around two walls with an integrated oven, hob, and space for a washing machine, fridge freezer and small breakfast table. Continuing through, the family lounge is entered through glazed double doors, a generous sized room it has a feature fireplace and superb bay fronted windows overlooking the front, together with extensive seating space. Separately, the well proportioned dining room offers space for table and chairs, with access leading out to the gardens via patio sliding doors. This room could also function as a bedroom if required. The family bathroom is fitted with a bath with shower over, WC and wash basin.

Completing the accommodation is the sizeable master bedroom with windows overlooking the superb gardens.

Outside to the front there is a tarmac driveway with ample parking for multiple cars. To the rear is a fantastic garden which is predominantly laid to lawn with a superb seating area at the rear which makes the perfect spot for sitting in the sun.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property lies on a shared private drive.

There are Tree Preservation Orders to some of the trees to the front.

**Property construction:** Traditional

**Parking:** Driveway

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** Fibre - See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

**Local Authority/Tax Band:** North West Leicestershire District Council / Tax Band D

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/10042026

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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