



Alexanders

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# Spring Avenue Ashby-De-La-Zouch

- Beautifully appointed detached family home
- Grand reception hallway with galleried landing
- Dual-aspect lounge with French doors to garden
- Attractive fitted kitchen/diner with quartz surfaces
- Home office/playroom and guest wc
- Four double bedrooms and three family bathrooms
- Landscaped Gardens with patio areas
- External Security Cameras fitted to the Property
- EPC Rating B / Council Tax Band E / Freehold

Welcome to this stunning and executive family residence, perfectly positioned on the outskirts of a highly sought after modern development.

Built by renowned developers Davidsons Homes, this exceptional property, known as 'The Winchester', showcases one of their most iconic and desirable designs. This particular home enjoys a premium plot, surrounded by open countryside, offering both privacy and panoramic views rarely found within such a setting.

As you approach the house, you will be greeted by its attractive façade, which hints at the warmth and character that lies within. The interior boasts a spacious layout, providing ample room for both relaxation and entertaining. Natural light floods through the windows, creating a bright and inviting atmosphere throughout the home.

Outside, the garden presents a lovely outdoor space, ideal for enjoying the fresh air, hosting barbecues, or simply relaxing with a good book. The location is also conveniently close to local amenities, schools, and parks, making it easy to enjoy all that Ashby-De-La-Zouch has to offer.

In summary, this house on Spring Avenue is a wonderful opportunity for those seeking a welcoming home in a desirable area. With its charming features and convenient location, it is sure to appeal





#### Accommodation:

Upon entering, you are greeted by a bright and impressive reception hallway, featuring double height ceilings and a striking galleried landing that immediately sets the tone for the quality and scale of accommodation throughout. The current owners have recently recarpeted the property, ensuring it feels fresh and beautifully presented.

The spacious dual-aspect family lounge provides a welcoming retreat, with French doors opening directly to the garden, creating a seamless flow between indoor and outdoor living. The open plan kitchen and dining area forms the true heart of the home, designed with entertaining in mind, boasting sleek quartz work surfaces and upstands, integrated modern appliances, and stylish downlighting. Adjacent to the kitchen is a dedicated utility room/pantry, providing additional practicality and storage space. Completing the ground floor are a versatile home office or playroom, and a convenient guest cloakroom.

Upstairs, the home continues to impress with four generous double bedrooms, each offering a sense of comfort and style. There are three upgraded bathrooms, two of which serve as luxurious en suites, all finished with premium 'Villeroy & Boch' tiled surrounds, combining elegance with quality craftsmanship.

#### Gardens and land:

Externally, the gardens have been thoughtfully landscaped to complement the home's stylish interior. A large patio area extends from the rear façade, perfect for alfresco dining and summer entertaining, with well kept lawns and a secondary seating area offering additional relaxation space. Gravelled pathways lead to the detached double garage, which provides excellent parking, storage, or potential for conversion. For added reassurance, external security cameras have been installed and will remain with the property.

#### Location:

The property is wonderfully situated to benefit from a range of well-regarded local schooling, commuter links and a short drive into the historic Ashby town centre.

#### 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:

The property is being sold freehold with vacant possession upon completion. Service charge of £230 pa.

#### Local Authority:

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

#### 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:

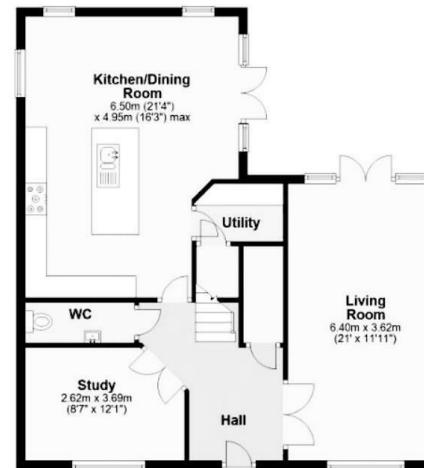
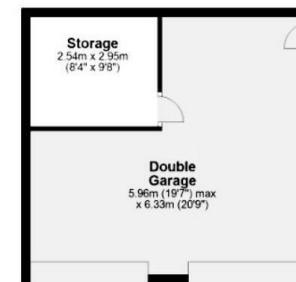
The plans included in these particulars are based on Ordnance Survey data and are intended for guidance only. While believed to be correct, their accuracy is not guaranteed. The purchaser will be deemed to have full knowledge of the boundaries and the extent of the ownership. Neither the vendor nor their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



## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		93
(81-91) B	86	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		



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