



Property Description

Discover the perfect blend of comfort and convenience with this spacious two-bedroom semi-detached property nestled in a charming village setting. Featuring uPVC double glazing and heating, this home offers an inviting entrance lobby, a cozy lounge, and a well-equipped kitchen with a utility area. Both bedrooms are generously sized, complemented by a modern bathroom. Enjoy the added benefits of off-road parking and a private garden to the rear, all with no upward chain for a seamless move-in experience. Ideal for families or first-time buyers seeking a tranquil lifestyle.



Entrance Hall

having ceiling light point and stairs to first floor landing.

Lounge 4.34m x 3.73m (14' 3" x 12' 3")

having double glazed bay window to front, ceiling light point.

Kitchen 3.88m x 2.58m (12' 9" x 8' 6")

having uPVC double glazed window to rear aspect, ceiling light point, quarry tiled flooring, kitchen units with work surfaces over, drainer sink unit with mixer taps, electric oven and hob, and door to rear.

Utility 1.71m x 1.37m (5' 7" x 4' 6")

having ceiling light point.

First Floor Landing

having ceiling light point.

Bedroom One (Front) 4.34m x 2.78m (14' 3" x 9' 1")

having uPVC double glazed window, ceiling light point, built in cupboard.

Bedroom Two (Rear) 3.57m x 2.75m (11' 9" x 9')

having uPVC double glazed window, ceiling light point.

Bathroom 2.56m x 2.52m (8' 5" x 8' 3")

having uPVC double glazed window to rear, ceiling light point, three piece suite comprising low level flush wc, wash hand basin and side panelled bath.

Outside (Front)

Off road parking to front aspect, shared access to side leading to rear garden.

Outside (Rear)

having garden to rear mainly laid to lawn.

GROUND FLOOR
358 sq.ft. (33.2 sq.m.) approx.



1ST FLOOR
358 sq.ft. (33.3 sq.m.) approx.



TOTAL FLOOR AREA : 716 sq.ft. (66.5 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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23 ASHBY ROAD
STAPLETON
LE9 8JF

Energy rating

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Valid until

8 February 2031

Certificate number

2300-6613-0322-3000-3293

