



Philip Bent Road, Ashby-De-La-Zouch



4



2



2

£375,000



Key Features

- Beautifully Presented Four-Bedroom Detached Family Home
- Modern Finishes Throughout
- Spacious Bay-Fronted Lounge
- Open Plan Kitchen/Diner + Utility Room
- Rear Conservatory Garden Room
- Four Generous Bedrooms
- EPC rating U
- Freehold





Welcome to Philip Bent Road, Ashby-de-la-Zouch, where style meets space and comfort in this charming Bloor Homes creation. This impeccably maintained four-bedroom detached family home is a modern masterpiece, ready to cater to contemporary living needs. As you step inside, the sun-drenched lounge, graced by a characterful bay window, invites you further, with decorative French doors seamlessly leading to a vast open-plan kitchen/diner.

The heart of the home is the kitchen, equipped with sleek quartz countertops and state-of-the-art integrated appliances, an ideal setting for culinary endeavors and family gatherings. Adjacent, a garden room awaits, its bi-fold and sliding doors opening up to a beautifully landscaped rear garden showcasing an elegant patio, perfect for alfresco dining beneath vibrant blooms.

Upstairs, four generously-sized bedrooms await, highlighted by the luxurious principal suite complete with a three-piece en-suite. The stylish four piece family bathroom complements the stunning design, ensuring comfort for the entire family. Air-conditioned for year-round comfort, this home also boasts a detached garage and ample off-road parking.

Situated near the reputable Hilltop Primary School, this residence ensures ease of access to local amenities while offering a tranquil haven for family life. Claim your chance to live in this exquisite retreat that marries modern luxury with everyday practicality.

Ashby-de-la-Zouch is a charming market town in North West Leicestershire, renowned for its rich history and friendly community spirit. At its heart lies Ashby Castle, a historic fortress steeped in stories of the past, now offering engaging guided tours and picturesque grounds for leisurely walks. This quaint town perfectly blends historical enchantment with modern living, providing residents with a balance of privacy and accessibility to city amenities.

The area surrounding Philip Bent Road is highly sought after for its family-friendly environment, not least because of its proximity to well-regarded schools such as Hilltop Primary School. Education in the area is a priority, with excellent options for children of all ages ensuring that families have access to quality learning environments without travelling far. The presence of such reputable institutions adds to the appeal of Ashby-de-la-Zouch as a prime location for settling down and raising a family.

Nature enthusiasts will appreciate the abundance of nearby parks and green spaces that offer a refreshing escape into the outdoors. Whether you enjoy scenic jogs, dog walks, or leisurely weekend picnics, the area has plenty of spaces that cater to all ages. Foremark Reservoir and the National Forest are just a short drive away, providing ample opportunities for walking, cycling, and enjoying nature's tranquillity.

Given the town's strategic location, residents benefit from excellent transport links to major cities like Leicester, Derby, and Birmingham. The nearby M42 motorway offers convenient connectivity, making commuting straightforward and efficient for professionals and frequent travellers. This accessibility complements the town's local amenities, which include a variety of shops, dining options, and cultural activities, ensuring that everything you need is within easy reach.

ACCOMMODATION

ENTRANCE HALLWAY

LOUNGE 5.27m x 3.42m (17'4" x 11'2")

KITCHEN/DINER 6.15m x 3.06m (20'2" x 10'0")

GARDEN ROOM 3.7m x 2.33m (12'1" x 7'7")

UTILITY ROOM

CLOAKROOM/W.C.

FIRST FLOOR ACCOMMODATION

BEDROOM ONE 3.24m x 2.76m (10'7" x 9'1")

EN-SUITE SHOWER ROOM

BEDROOM TWO 3.56m x 3.2m (11'8" x 10'6")

BEDROOM THREE 3.15m x 2.14m (10'4" x 7'0")

BEDROOM FOUR 2.56m x 2.3m (8'5" x 7'6")

FAMILY BATHROOM 2.16m x 1.92m (7'1" x 6'4")

SINGLE GARAGE 6.2m x 2.6m (20'4" x 8'6")

COUNCIL TAX BAND:-

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

HOW TO GET THERE:-

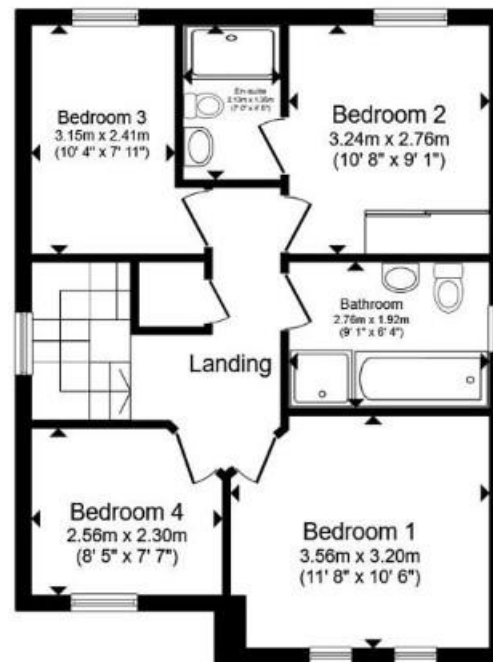
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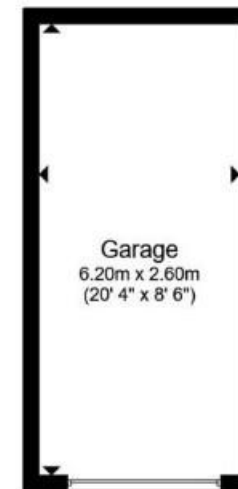
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Ground Floor



First Floor



Garage

