



# Spring Avenue Ashby-De-La-Zouch

- Immaculate detached family home
- Charming Ashby Gardens development
- Dual-aspect sitting room
- Open-plan kitchen/dining room
- Three bedrooms and two bathrooms
- Attractive paved rear garden
- Detached garage and off-road parking
- Crafted by Davidsons Homes
- EPC Rating B / Council Tax Band D / Freehold

Nestled within the charming Ashby Gardens development and built by the highly regarded Davidsons Homes, this immaculate three bedroom detached residence on Spring Avenue effortlessly blends modern living with comfortable family space.

Positioned discreetly on the edge of the development, the property enjoys a particularly peaceful setting while still benefiting from the convenience of a well-connected residential community.

The outdoor areas are designed for ease of upkeep, combining attractive landscaping with functional space for relaxation. A separate garage and ample parking further enhance the overall practicality, rounding off a home that balances style, convenience, and a peaceful location.





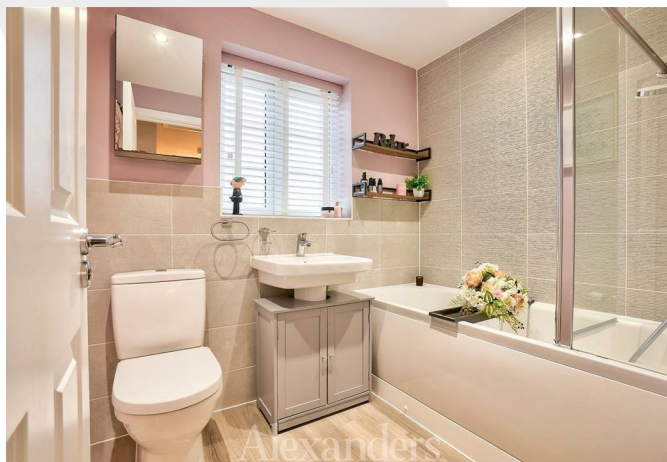
### Accommodation:

Upon approach, the home immediately impresses with generous off-road parking available to both the front and rear.

Stepping inside, a welcoming reception hallway creates a bright first impression and provides access to the staircase leading to the first floor, alongside a convenient guest WC. Positioned to the front of the property, a superb dual-aspect family living room offers a beautifully light and airy space, with comfortable proportions perfectly suited to a range of furnishings.

To the rear of the home, the heart of the property is the beautifully designed open-plan kitchen/dining room. This stylish space features a range of quality matching units, integrated modern appliances, and ample preparation surfaces. French doors open directly onto the rear garden, allowing natural light to flood the room and creating a seamless connection between indoor and outdoor living. A practical adjoining utility room further enhances the functionality of this superb space.

The first floor provides three well-proportioned bedrooms, each offering flexibility for use as comfortable sleeping accommodation, guest rooms, or even a home office. The impressive main bedroom benefits from fitted wardrobes and a sleek en suite shower room, while the remaining bedrooms are served by a contemporary family bathroom complete with a modern three-piece suite.



### Gardens and land:

Externally, the rear garden has been thoughtfully designed with low maintenance in mind. Attractive Indian stone paving creates an inviting outdoor area, complemented by neatly arranged planting boxes that add a touch of greenery while remaining easy to care for. The space is perfectly suited for outdoor seating and al fresco dining throughout the warmer months. Completing this excellent home is a detached garage, providing valuable additional storage or secure parking.

### Location:

Ashby-de-la-Zouch is a well-regarded market town combining historic charm with modern convenience. It offers a wide range of independent shops, cafés, restaurants, and supermarkets, along with a strong choice of highly regarded primary and secondary schools. The town benefits from excellent commuter links via the A42 and M42, providing straightforward access to Birmingham, Leicester, Derby, and Nottingham, while East Midlands Airport and nearby rail services further enhance connectivity.

### 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.

### Local Authority:

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

### 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.

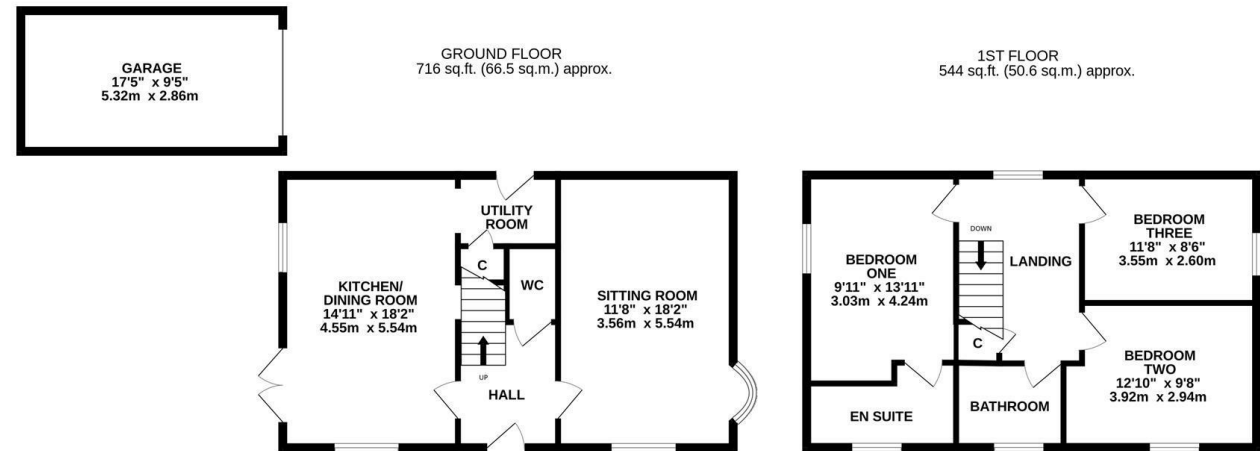
**Public Rights of Way, Wayleaves & Easements:**  
The property is sold subject to all existing public rights of way, wayleaves, easements and other legal rights, whether or not specifically mentioned in these particulars.

**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.

**Technical Information:**  
Further details, including any covenants, overage provisions, or other relevant legal or technical information, can be provided upon request.

**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.



TOTAL FLOOR AREA : 1260 sq.ft. (117.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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