

Alexanders
MarketMakers.

Oakham Grove
Ashby-De-La-Zouch

- Offered with no onward chain
- Beautifully presented detached family home
- Bright dual-aspect sitting/dining room
- Modern shaker-style kitchen
- Three generous double bedrooms
- South-easterly facing garden
- Integrated garage and ample off-road parking
- Prime Ashby-de-la-Zouch position
- EPC Rating C / Council Tax Band C / Freehold

OPEN TO OFFERS
Situated within one of Ashby's most sought-after residential estates, Oakham Grove is a superbly positioned detached family home offered to the market with no onward chain. Thoughtfully maintained throughout, it combines spacious accommodation with excellent everyday practicality.

A standout feature is the impressive dual-aspect through sitting/dining room, creating a bright and inviting living space, while the integral garage offers excellent versatility with potential for conversion, subject to the necessary consents.

Outside, the attractive south-easterly facing rear garden enjoys a private and enclosed setting with a combination of lawn and patio areas.

Enjoying excellent access to highly regarded local schools, everyday amenities and transport links, this well-presented property offers spacious and versatile accommodation, ideal for growing families and those seeking a home in a convenient yet established location.













Accommodation:

A shared driveway leads to the property's frontage, providing off-road parking before you step inside to a welcoming, light-filled entrance hallway.

The heart of the home is the impressive through sitting/dining room, a beautifully proportioned dual-aspect living space that benefits from an abundance of natural light and an open-plan feel, creating the perfect environment for both everyday family life and entertaining. To the rear, the modern kitchen is fitted with an attractive range of shaker-style units, complemented by integrated appliances and ample worktop space. An inner hallway provides access to the first-floor accommodation, as well as the integral garage, which offers excellent potential for conversion into an additional reception room, home office or playroom, subject to any necessary consents.

The first floor continues to impress with three generously sized double bedrooms, each offering flexibility to suit a variety of lifestyles, whether as comfortable sleeping accommodation, guest rooms or dedicated work-from-home spaces. These are served by a well-appointed family bathroom, complete with a contemporary three-piece suite.

Gardens and land:

Outside, the rear garden has been thoughtfully maintained to create an attractive and practical outdoor space. A combination of paved patio seating areas and neatly manicured lawns provides the ideal setting for entertaining or family enjoyment, while the desirable south-easterly aspect ensures excellent levels of natural sunlight throughout the day. Secure timber fencing encloses the garden, offering both privacy and peace of mind.

Location:

Ashby-de-la-Zouch is a thriving historic market town renowned for its attractive character, independent shops, cafés, restaurants and excellent range of everyday amenities. The town is home to the impressive ruins of Ashby Castle, together with a selection of parks, leisure facilities and highly regarded schools. Ideally positioned for commuters, Ashby enjoys convenient access to the A42 and M42, providing straightforward links to Leicester, Derby, Nottingham and Birmingham, while East Midlands Airport and nearby rail services at Burton upon Trent and East Midlands Parkway 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 C.

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.

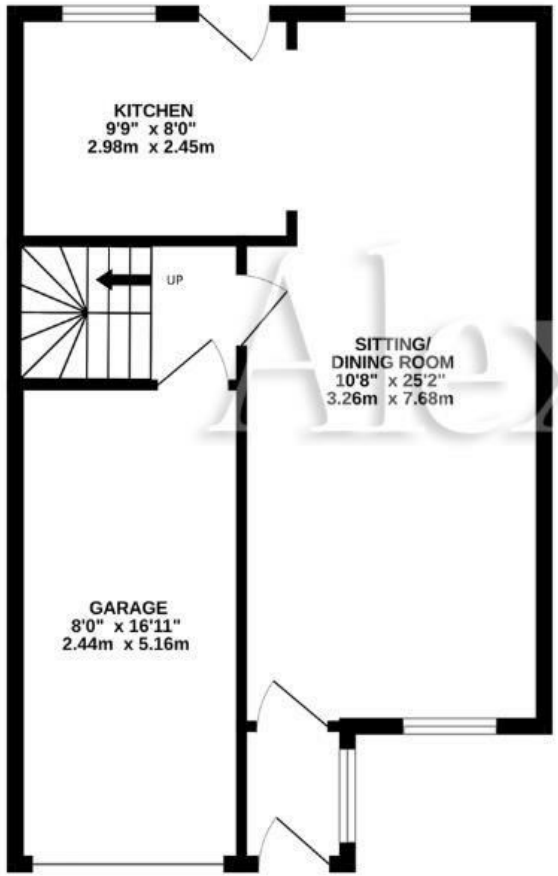
Plans and Boundaries:
The plans included in these particulars are based on Ordnance Survey data and are intended for guidance only. While believed to be correct, their accuracy is not guaranteed. The purchaser will be deemed to have full knowledge of the boundaries and the extent of the ownership. Neither 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.

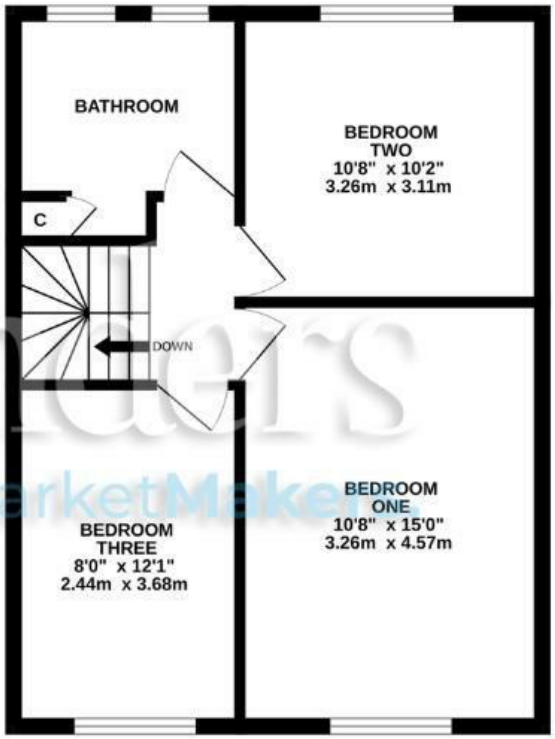
Money Laundering:
Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required 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.

GROUND FLOOR
527 sq.ft. (49.0 sq.m.) approx.



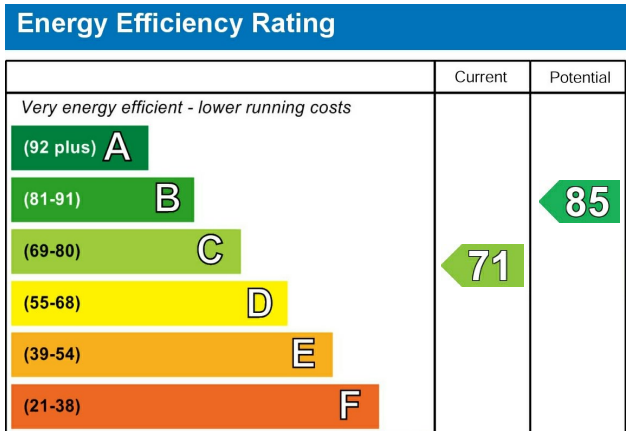
1ST FLOOR
470 sq.ft. (43.7 sq.m.) approx.



TOTAL FLOOR AREA : 998 sq.ft. (92.7 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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