



School Lane, Ashby-De-La-Zouch



3



1



1

£260,000



Key Features

- Elegant Three-Bedroom Townhouse
- Built by Davidsons | Stylish Décor Throughout
- Spacious Lounge
- Modern Kitchen/Diner
- Three Beautifully Presented Bedrooms
- Four-Piece Family Bathroom
- EPC rating B
- Freehold | No Upward Chain





Welcome to School Lane, a stunning townhouse nestled in the historic and picturesque town of Ashby-de-la-Zouch. This exceptional three-bedroom home, crafted by renowned builders Davidsons, offers sophisticated living with the convenience of "no upward chain."

The ground floor impresses with its tasteful decor and a spacious lounge that promises relaxation, perfect for cosy evenings. The sleek, modern kitchen/diner is a delight, ideal for entertaining guests, and opens through elegant French doors to a beautifully landscaped garden, creating a seamless flow from indoor to outdoor living. A convenient cloakroom/W.C. adds a touch of practicality to the layout.

Upstairs, three beautifully presented bedrooms await, alongside a chic, contemporary four-piece bathroom that promises a touch of luxury in everyday life.

Outside, the property boasts parking for two vehicles, and the garden, outlined by mature hedges, ensures privacy—a peaceful retreat for unwinding. With the vibrant town centre nearby, offering an array of shops and dining options, this home is perfectly positioned for enjoying the best of town and country living.

Perfect for first-time buyers or investors seeking quality and charm, this property is a rare find. Don't miss this opportunity—contact our Ashby team today to schedule your viewing.

Ashby-de-la-Zouch is a picturesque market town located in Northwest Leicestershire, rich in history and character, offering a blend of modern amenities and traditional charm. The town is home to the historic Ashby-de-la-Zouch Castle, a popular English Heritage site that offers a glimpse into the area's medieval past, making it perfect for a day out with family or friends. Its quaint streets are lined with a mix of independent boutiques, inviting cafes, and vibrant restaurants, providing plenty of local shopping and dining experiences.

Educational opportunities in Ashby-de-la-Zouch are plentiful, with a range of highly regarded schools and academies within easy reach, making the area attractive to families. The proximity of School Lane to these educational facilities ensures that daily school runs are conveniently short. Additionally, the town's involvement in community events, such as its annual arts festival, creates a warm, inviting atmosphere that fosters familial and social connections.

For those who enjoy outdoor pursuits, Ashby's location offers access to several stunning natural settings. Hicks Lodge, just a short drive away, provides scenic walking and cycling paths through beautiful woodlands. The National Forest, on the doorstep of the town, is perfect for an adventurous day out and speaks to the area's commitment to sustainability and conservation. This location truly caters to those who appreciate being close to nature while still enjoying the perks of a bustling town.

Transport links in Ashby-de-la-Zouch make it an ideal spot for commuters and travellers alike. The nearby major roads, the M42 and A42, offer easy access to the cities of Derby, Leicester, and Birmingham. Additionally, the town is served by a regular bus service, facilitating convenient travel to neighbouring areas and beyond. This connectivity provides the perfect balance of a peaceful residential setting with the benefits of urban living.

ACCOMMODATION

ENTRANCE HALLWAY

LOUNGE 4.51m x 3.62m (14'10" x 11'11")

CLOAKROOM/W.C. 1.51m x 1.05m (5'0" x 3'5")

STYLISH KITCHEN DINER 4.59m x 3.37m (15'1" x 11'1")

FIRST FLOOR ACCOMMODATION

BEDROOM ONE 4.62m x 2.75m (15'2" x 9'0")

BEDROOM TWO 3.16m x 2.42m (10'5" x 7'11")

BEDROOM THREE 2.67m x 2.15m (8'10" x 7'1")

FPUR-PIECE BATHROOM 2.84m x 2.56m (9'4" x 8'5")

SERVICE CHARGE:-

£253.00 per year

COUNCIL TAX BAND:-

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

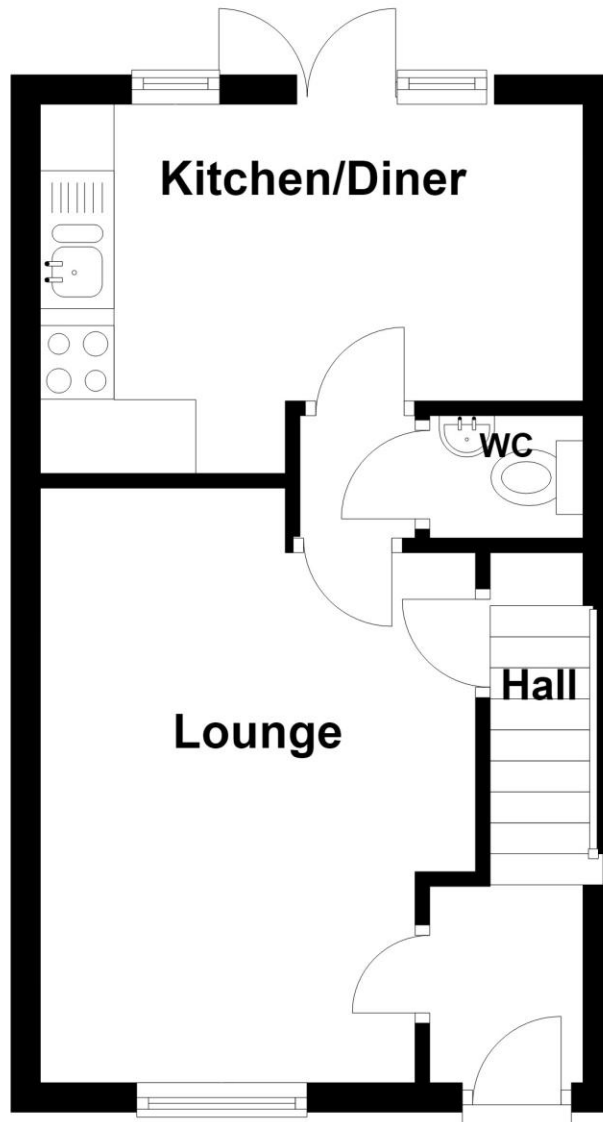
HOW TO GET THERE:-

Postcode for sat navs: LE65 2RJ

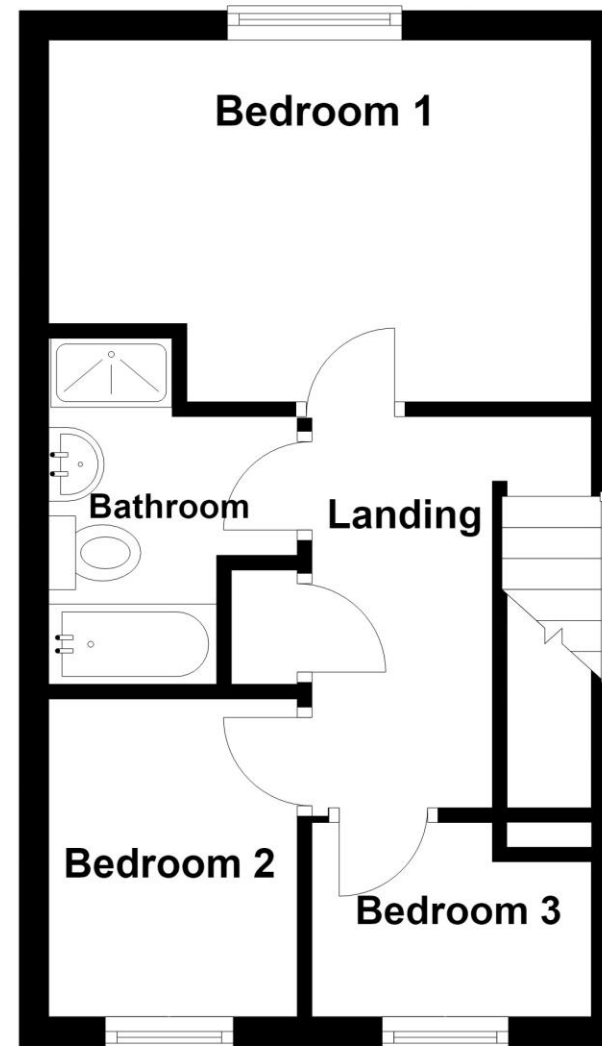
PLEASE NOTE:-

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

Ground Floor



First Floor





Score	Energy rating	Current	Potential
92+	A		98 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		