



Atkinson Road, Ashby-De-La-Zouch



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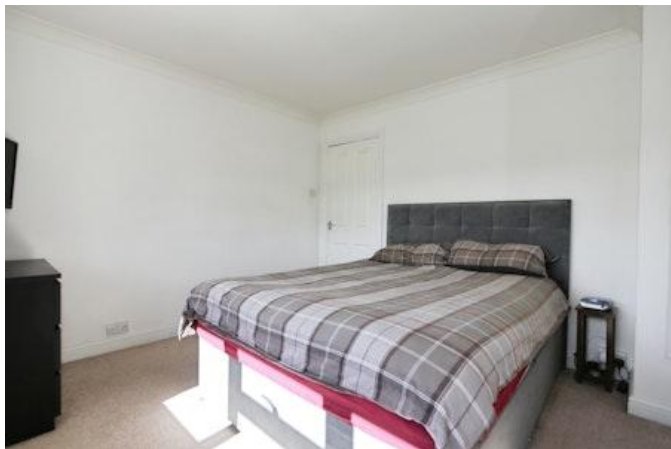
£250,000



Key Features

- Spacious Two-Bedroom Semi-Detached Home
- With Ample Living Space
- Spacious Lounge | Separate Dining Room + Conservatory
- Expansive 26ft Kitchen
- Two Generous Double Bedrooms
- Refitted Stylish Bathroom
- EPC rating U
- Freehold





Welcome to Atkinson Road, a delightful semi-detached home nestled in the charming town of Ashby-de-la-Zouch. This spacious two-bedroom gem offers an inviting blend of comfort and style, perfectly suited for modern family living.

Step inside to discover a generously sized lounge, accented by a characterful wood-burning stove set within a charming brick reveal. French doors beckon you outdoors to a timber deck, where you can enjoy the serene, southerly garden views. Adjacent, the dining area flows seamlessly into an open-plan conservatory—ideal for entertaining and soaking in the tranquil garden ambiance.

The impressive 26ft kitchen is a cook's delight, equipped with ample storage and workspace for all your culinary adventures. Upstairs, find two capacious double bedrooms paired with a newly refitted bathroom featuring a chic P-shaped bathtub and overhead shower.

Out front, enjoy the convenience of a landscaped driveway and secure gated access leading to a tandem double garage. The lush rear garden is a true oasis, boasting a feature pond, shaped lawns, fruit trees, and raised vegetable beds. Multiple seating areas, including a deck and paved patio, make it perfect for relaxation and outdoor dining.

This charming home is a rare find, offering the perfect blend of privacy, space, and style. Contact our team today to arrange a viewing and make Atkinson Road your new address.

Ashby-de-la-Zouch is steeped in history and offers a charming, quintessentially British setting for homeowners. Known for its historic castle, Ashby's roots stretch back to the medieval era, providing a rich cultural backdrop. The town itself is characterized by attractive period architecture, quaint cobblestone streets, and a lively community spirit. Residents can enjoy a variety of local events and festivals, with plenty of opportunities to engage with neighbours and embrace the warm community atmosphere.

Location is a key selling point for Atkinson Road. Ashby-de-la-Zouch is well-positioned for convenient transport links, making commuting to larger cities like Leicester, Derby, and Birmingham a breeze. The nearby M42 motorway and excellent road links mean the hustle and bustle of city life can easily be accessed while still enjoying the tranquility of village living. For those preferring public transportation, reliable bus routes service the area, ensuring convenient local travel.

The surrounding Leicestershire countryside offers breath-taking natural beauty and a host of outdoor activities. From leisurely strolls along countryside trails to more adventurous hiking in the nearby National Forest, there is something for every nature lover to enjoy. Furthermore, Calke Abbey, a stunning National Trust site featuring expansive parklands, gardens, and a baroque mansion, is only a short drive away, providing a perfect day out for families and history enthusiasts alike.

Ashby-de-la-Zouch boasts an excellent selection of local amenities. The vibrant town centre is a hub for shopping, with a variety of independent retailers and popular high street brands. There is no shortage of dining options, with an array of cafes, traditional pubs, and fine dining establishments offering a culinary delight for every taste. Additionally, the local schools are of high renown, catering to families seeking quality education within close proximity to a welcoming home.

ACCOMMODATION

ENTRANCE HALLWAY 2.34m x 1.83m (7'8" x 6'0")

LOUNGE 5.14m x 3.93m (16'11" x 12'11")

SEPARATE DINING ROOM 3.35m x 3.17m (11'0" x 10'5")

CONSERVATORY 2.89m x 2.5m (9'6" x 8'2")

GALLEY KITCHEN 7.98m x 2.07m (26'2" x 6'10")

FIRST FLOOR ACCOMMODATION

BEDROOM ONE 3.94m x 3.19m (12'11" x 10'6")

BEDROOM TWO 3.35m x 3.17m (11'0" x 10'5")

REFITTED BATHROOM 2.64m x 1.8m (8'8" x 5'11")

TANDEM DOUBLE GARAGE 8.7m x 3.38m (28'6" x 11'1")

COUNCIL TAX BAND:-

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

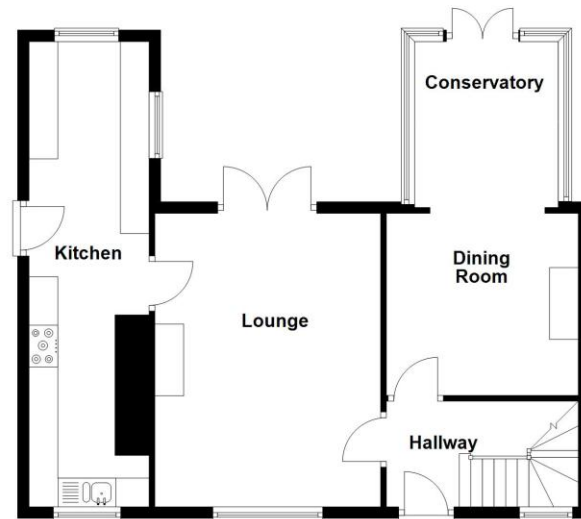
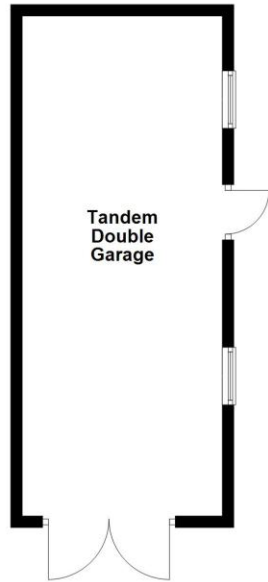
HOW TO GET THERE:-

Postcode for sat navs: LE65 2LA

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

