



Thirlmere Gardens, Ashby-De-La-Zouch

 3  2  1

£319,950



Key Features

- Modern Three-Bedroom Detached Family Home
- Desirable 'Lakes' Development
- Spacious 18ft Lounge
- Stylish Shaker-Style Breakfast Kitchen
- Three Good-Sized Bedrooms
- Family Bathroom + En-Suite
- EPC rating D
- Freehold





Welcome to Thirlmere Gardens, nestled in the sought-after 'Lakes' development of Ashby-de-la-Zouch. This well-presented, three-bedroom detached family home, free from any upward chain, is beautifully styled with modern decor and fresh carpets, ready for you to move right in.

The spacious lounge, over 18ft long, features a cosy coal-effect gas fire and opens through sliding doors to a serene rear garden, perfect for hosting or just enjoying quiet family time. The chic shaker-style kitchen invites culinary experiences with its cream finish, contrasting countertops, accompanied by space for your appliances.

Upstairs, you'll find three generously-sized bedrooms. The master bedroom includes fitted storage and an en-suite, while a stylish family bathroom serves the additional bedrooms.

Externally, benefit from a block-paved driveway offering parking for three vehicles, alongside a single garage. The private, easterly-facing garden, adorned with mature shrubs and trees, promises tranquil moments.

This home, perfectly positioned within the catchment for the well respected Willesley Primary School and just a short walk from town, promises an unparalleled lifestyle in a prime location. Seize the opportunity to make Thirlmere Gardens your own, contact our team for your viewing today.

Ashby-de-la-Zouch is a charming market town located in the heart of England, known for its rich history and vibrant community. The town offers a picturesque setting with its mix of traditional cottages and modern developments like the sought-after 'Lakes' area. Just a short stroll from Thirlmere Gardens, the town centre is bustling with life, featuring a range of independent shops, eateries, and historic landmarks such as Ashby-de-la-Zouch Castle, providing both leisure and learning opportunities for residents.

The 'Lakes' development, where this property is located, is famed for its serene environment complemented by landscaped green spaces, ideal for families and those who appreciate suburban tranquillity. The area is well-connected with excellent transport links, making it easy to commute to larger cities like Leicester and Birmingham, while still enjoying the peace and quiet of countryside living. Residents here benefit from a blend of community feel with the convenience of easy access to urban amenities.

For families considering schools, Ashby boasts an impressive selection of educational institutions. Particularly notable is the nearby Willesley Primary School, known for its outstanding approach to learning and development. The presence of multiple nurseries and secondary schools also makes this an ideal location for families at various stages of education. This strong educational framework ensures children have a rich and fulfilling academic journey close to home.

Nature lovers will appreciate close proximity to the National Forest, offering various trails and outdoor activities for exploring the beautiful English countryside. With plenty of parks and open spaces, including the renowned Calke Abbey and Conkers, there's no shortage of weekend adventures for families and individuals alike. This access to natural beauty complements an active lifestyle and contributes to the overall allure of living in Ashby-de-la-Zouch.

ACCOMMODATION

ENTRANCE HALLWAY 4.37m x 0.94m (14'4" x 3'1")

BREAKFAST KITCHEN 4.25m x 2.22m (13'11" x 7'4")

18FT LOUNGE 5.78m x 3.54m (19'0" x 11'7")

CLOAKROOM/W.C. 2.21m x 0.8m (7'4" x 2'7")

FIRST FLOOR ACCOMMODATION

BEDROOM ONE 3.53m x 3.24m (11'7" x 10'7")

EN-SUITE SHOWER ROOM 2.35m x 2.03m (7'8" x 6'8")

BEDROOM TWO 3.4m x 3.11m (11'2" x 10'2")

BEDROOM THREE 2.62m x 2.47m (8'7" x 8'1")

FAMILY BATHROOM 3.11m x 2.43m (10'2" x 8'0")

SINGLE GARAGE 5.33m x 2.43m (17'6" x 8'0")

COUNCIL TAX BAND:-

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

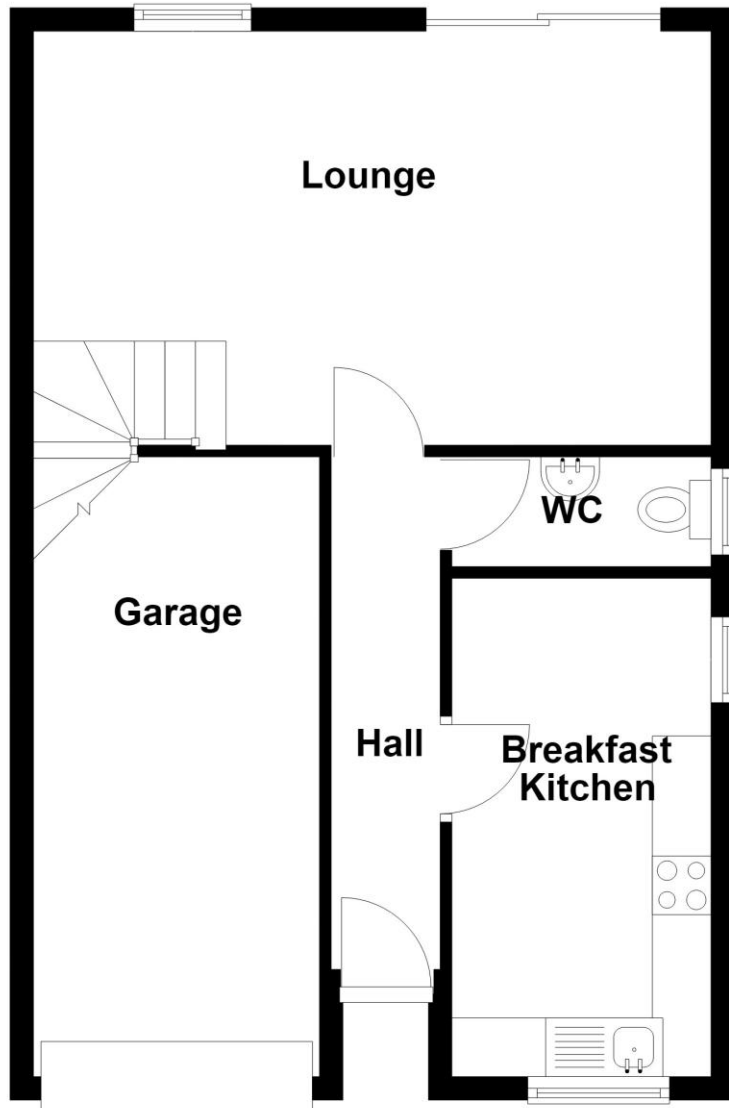
HOW TO GET THERE:-

Postcode for sat navs: LE65 1FN

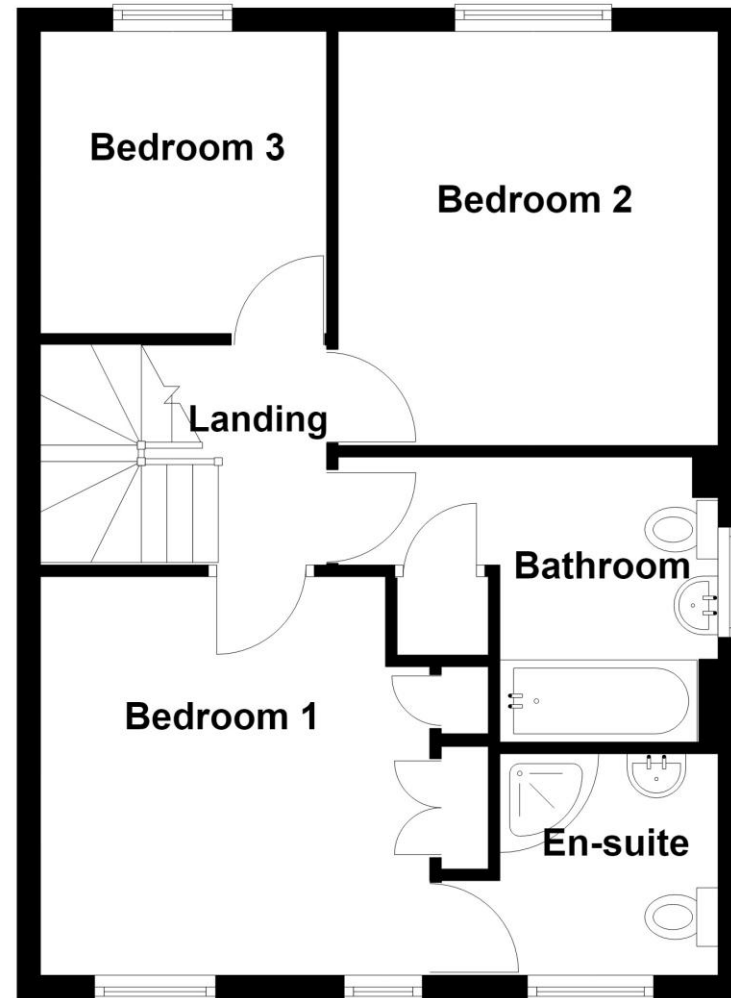
PLEASE NOTE:-

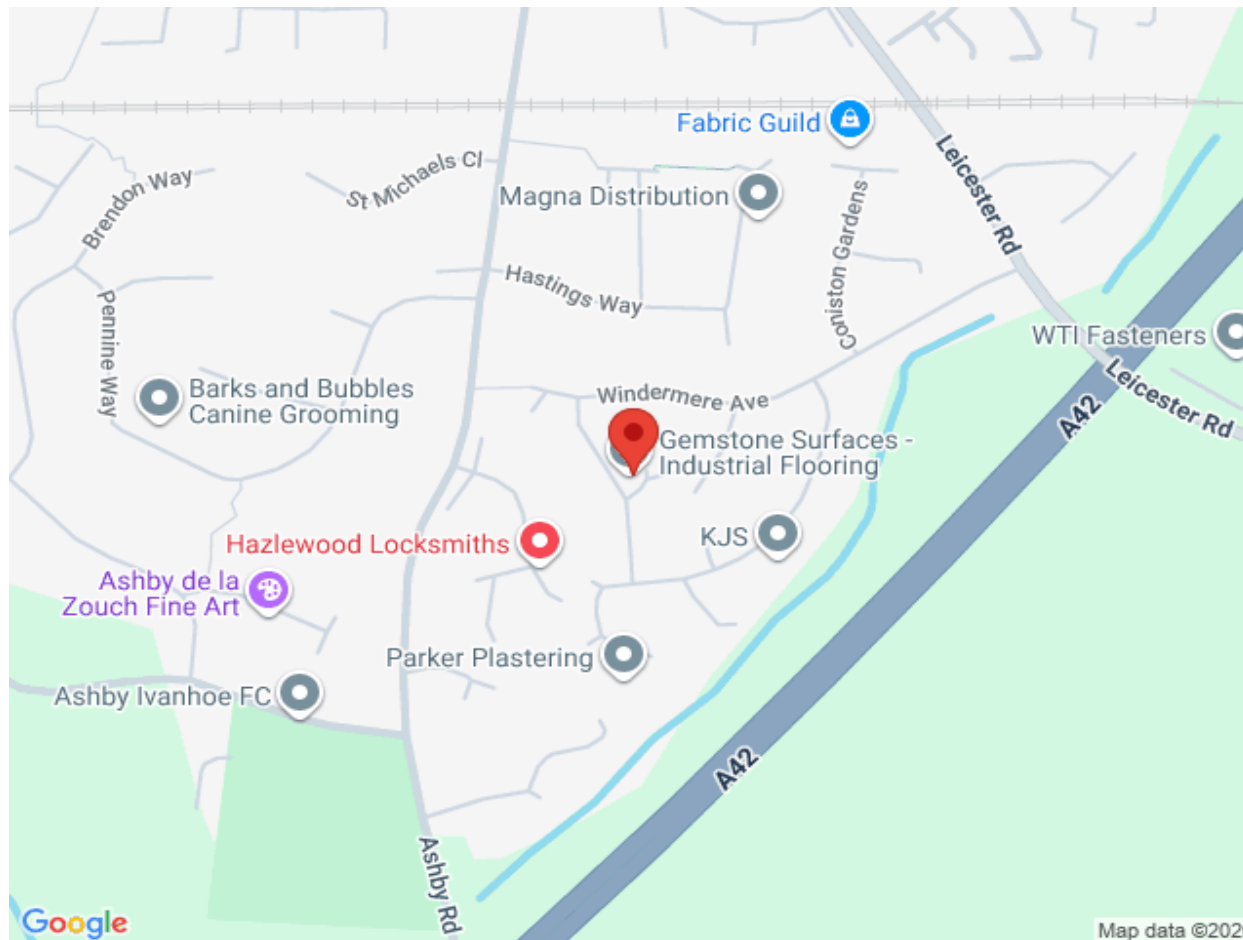
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us 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		
81-91	B		83 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		