



Getliffe Road, Ashton Green

Creightons Estate Agents are delighted to present this beautifully maintained three-bedroom semi-detached home, perfectly positioned within the sought-after newly developed residential area of Ashton Green in Leicester. Built in 2018 by award-winning developer Morris Homes, this stylish property offers true turn-key living, showcasing contemporary fixtures, quality finishes and a bright, welcoming layout throughout. Situated close to a range of local amenities, a primary school, village shopping and excellent transport links, the location is ideal for families and commuters alike. Early viewing is strongly recommended to fully appreciate the space, presentation and lifestyle this lovely home has to offer.

KEY FEATURES

- Still within the NHBW period
- Built by the Award winning Morris Homes
- Semi- detached home
- Three bedrooms
- Main with en-suite shower room
- Convenient ground floor W.C.
- Clean and well presented property
- Internal viewing essential

LOCATION

Ashton Green offers the appeal of a modern, thoughtfully planned community with sustainable design at its core, plenty of green space, and excellent access to both Leicester city centre and the surrounding countryside. With new homes, future schools, employment areas, and a village-style centre all integrated into the masterplan, it's designed to feel connected, convenient, and family-friendly. Its location near major routes like the A46 and M1 also makes commuting easy, while the ongoing investment in infrastructure and amenities promises a vibrant, well-supported neighbourhood as it continues to grow.







GROUND FLOOR

Occupying a generous corner plot, the property is entered via a clean and airy hallway. From here, you'll find access to the first floor, the spacious kitchen-diner, the handy ground-floor WC and the full-width lounge. The lounge enjoys an abundance of natural light thanks to its three windows and dual-aspect outlook, and its neutral décor creates a calm, versatile space ready for a new owner to personalise. The well-proportioned kitchen-diner features a range of light-coloured base and wall units with chrome fittings, oven, hob and an extractor fan and complementary work surfaces. Integrated appliances add convenience, while French doors open directly onto the garden, allowing indoor and outdoor living to flow seamlessly. Dual-aspect windows, tiled flooring and neutral tones complete the bright, modern feel. The ground-floor cloakroom is ideal for guests and family alike, fitted with a white low-level WC and washbasin, finished with contemporary grey flooring and splashback tiling.

FIRST FLOOR

The first-floor landing is light and airy, offering access to three bedrooms and the family bathroom. The main bedroom is a generous double positioned at the front of the property, featuring a Juliette balcony with a side-elevation outlook and the added convenience of an en-suite shower room. The en-suite is fitted with a contemporary suite, including a washbasin set on a modern vanity unit, a low-level WC and a walk-in shower cubicle, finished with tiled splashbacks and practical flooring. Bedroom two is also a comfortable double and is currently used as a home gym, highlighting its versatility. It enjoys front-aspect views. Bedroom three, a well-proportioned single, is located at the rear with views over the garden. All bedrooms are served by the family bathroom, positioned at the rear and fitted with an obscured window and a white three-piece suite comprising a WC, basin and bath. Part-tiled walls and practical flooring complete this functional space.



OUTSIDE

The front of the property offers instant kerb appeal, with its crisp white exterior and clean, modern finish. The front garden is mainly laid to lawn with a selection of shrubs adding a touch of greenery and privacy, while the driveway provides an allocated parking space.

The fully enclosed rear garden enjoys a partly walled boundary, creating a sense of seclusion. It is predominantly laid to lawn, with a patio area positioned just outside the French doors, the perfect spot to capture the sun and enjoy outdoor dining or entertaining.



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SERVICES

All mains services are available and connected.

COUNCIL

Leicester City Council. Council tax band C.



Total area: approx. 87.5 sq. metres (941.8 sq. feet)

Floor plans are not to scale and are intended for use as a guide to the layout of the property only. They should not be used for any other purpose.
Plan produced using PlanUp.

19 Getliffe Road, Ashton Green

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | 96 A |
| 81-91 | B | 85 B | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

DISCLAIMER

We must inform all prospective purchasers that the measurements are taken by an electronic tape and are provided as a guide only and they should not be used as accurate measurements. We have not tested any mains services, gas or electric appliances, or fixtures and fittings mentioned in these details, therefore, prospective purchasers should satisfy themselves before committing to purchase. Intending purchasers must satisfy themselves by inspection or otherwise to the correctness of the statements contained in these particulars. Creightons Estate Agents (nor any person in their employment) has any authority to make any representation or warranty in relation to the property. The floor plans are not to scale, and are intended for use as a guide to the layout of the property only. They should not be used for any other purpose. Similarly, the plans are not designed to represent the actual décor found at the property in respect of flooring, wall coverings or fixtures and fittings.



