



Schofield Court

Ashby-De-La-Zouch

- Three bedroom detached family home
- Set within sought-after Ashby Gardens
- Bright dual-aspect family sitting room
- Impressive open-plan kitchen/dining room
- French doors opening onto the garden
- Main bedroom with en suite shower room
- Seating terrace within lawned garden
- Detached garage and off-road parking
- EPC Rating B / Council Tax Band D / Freehold

Set within the highly regarded Ashby Gardens development and built by the renowned Davidsons Homes, this beautifully presented three bedroom detached home offers a superb combination of contemporary design, versatile living accommodation and attractive outdoor space. Occupying a desirable position within this well-established residential development, the property is complemented by generous off-road parking and a detached garage.

At the heart of the home is the impressive open-plan kitchen/dining room, creating a sociable and practical space that is particularly well suited to modern family life. The adjoining dining area and French doors opening onto the rear garden provide a wonderful sense of connection between the main living space and the garden, while the separate utility room adds an additional layer of practicality.

Outside, the property benefits from an attractive and low-maintenance rear garden, combining paved seating areas with a neatly maintained lawn. The property is conveniently positioned within this established development, offering a pleasant residential setting with excellent access to the surrounding community, local amenities and wider transport connections.





Accommodation:

Upon entering, the welcoming reception hallway creates an immediate sense of space and provides access to the principal ground floor accommodation, staircase rising to the first floor and a useful guest cloakroom.

The beautifully proportioned family sitting room occupies the front of the property and benefits from a dual-aspect arrangement, creating a particularly bright and inviting environment. Offering excellent flexibility for a range of furniture configurations, it provides an ideal setting for both relaxed evenings and entertaining guests.

To the rear, the impressive open-plan kitchen/dining room forms the true heart of the home. Designed with modern family life in mind, the kitchen features a comprehensive range of matching units, integrated appliances and generous preparation surfaces, while the adjoining dining area provides ample space for a family table. French doors open directly onto the rear garden, creating a wonderful flow between the indoor and outdoor spaces and allowing an abundance of natural light into the room. A separate utility room adds further practicality and keeps everyday household functions discreetly away from the main living space.

The first floor continues to impress with three well-proportioned bedrooms, offering excellent versatility for family living, guests or those requiring a dedicated home office. The main bedroom is particularly appealing, featuring fitted wardrobes and a contemporary en suite shower room. The two further bedrooms are served by a stylish family bathroom, fitted with a modern three-piece suite.

Gardens and land:

Outside, the rear garden provides an attractive and low-maintenance extension of the living accommodation, combining paved seating areas with a neatly maintained lawn. The garden creates an ideal space for outdoor dining, entertaining or simply enjoying the warmer months.

The detached garage provides secure parking or useful additional storage, while the generous off-road parking to the rear adds further convenience.

Location:

The property is situated within the well-established and highly regarded Ashby Gardens development, offering a pleasant residential setting with a strong sense of community. The development is well placed for access to the surrounding area, with a range of local amenities and transport connections available nearby.

Overall, this is a beautifully presented modern home, combining well-designed accommodation with attractive outdoor space and the convenience of an established residential development.

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. An annual service charge of £225 applies.

Local Authority:

Northwest Leicestershire District Council, Council Offices, Coalville, Leics, LE67 3FJ. Council Tax Band D.





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:

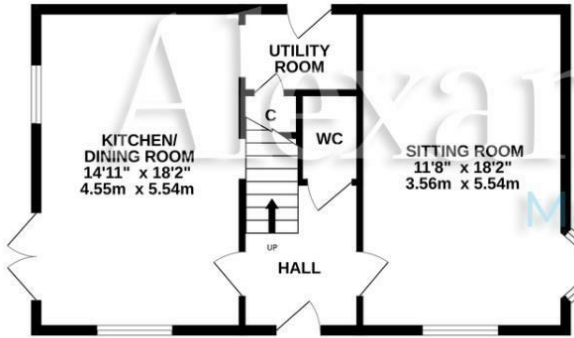
Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.

General Note:

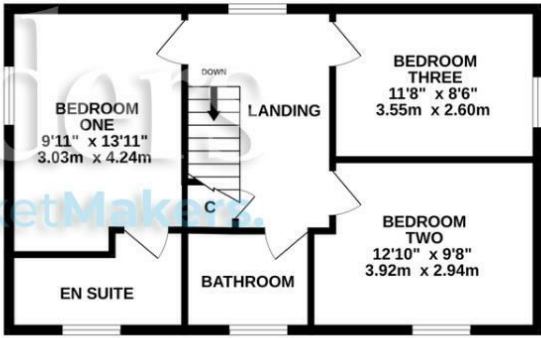
These particulars whilst believed to be accurate set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these particulars of sale as a statement of representation of fact, but must satisfy themselves by inspection 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
716 sq.ft. (66.5 sq.m.) approx.



1ST FLOOR
544 sq.ft. (50.6 sq.m.) approx.



TOTAL FLOOR AREA : 1260 sq.ft. (117.0 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		



