GUIDE PRICE: £ 375,000

THE ASHBOURNE, PLOT 9, SOWTERS LANE, BURTON-ON-THE-WOLDS, LOUGHBOROUGH

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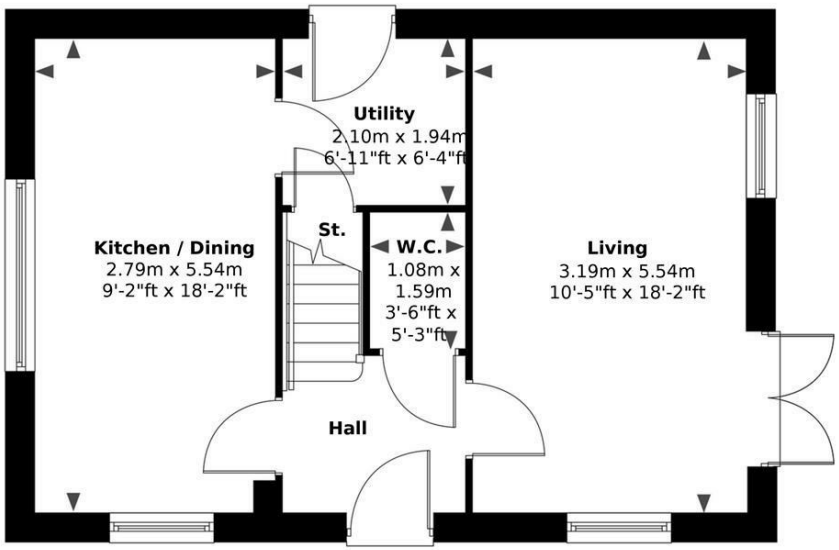
The Ashbourne – Contemporary Charm with Family Practicality. The Ashbourne is a beautifully designed three-bedroom detached home that combines elegant proportions with modern practicality. With thoughtfully planned living spaces, generous bedrooms, and stylish finishes, it is the perfect choice for families and professionals seeking a home of both comfort and character. Ready to move into this summer and has been left so the new owner can customise and pick all their own choices.

GROUND FLOOR

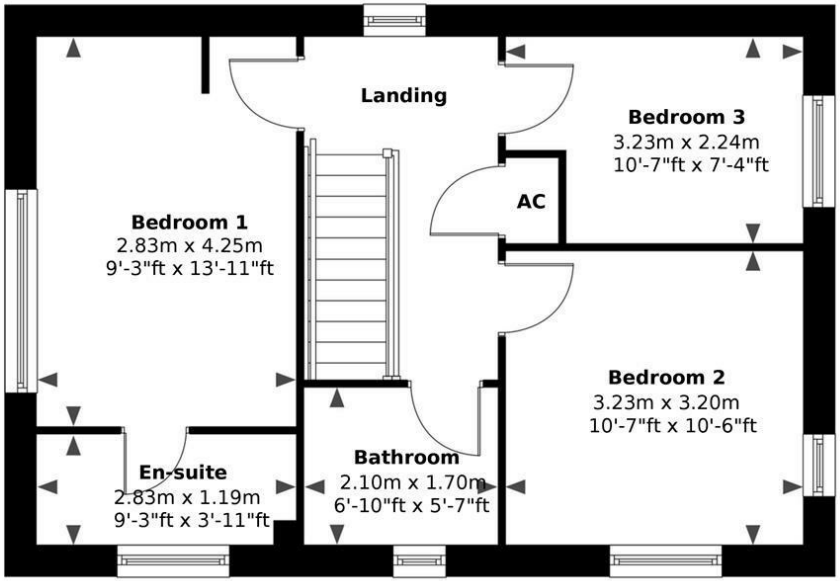


Ground Floor – Space for Living & Entertaining

Step into the welcoming hallway and discover a home designed with flow and balance. To one side, the living room (3.19m x 5.54m / 10'5" x 18'2") stretches the full depth of the house, offering a bright and versatile space for relaxing with family or entertaining guests. French doors open onto the garden, creating a seamless connection to the outdoors. On the opposite side, the kitchen and dining area (2.79m x 5.54m / 9'2" x 18'2") is equally impressive in scale. Modern fittings, generous workspace, and an open-plan layout make this the true heart of the home. Whether it's casual family breakfasts or lively dinner parties, this room is designed to adapt with ease. A separate utility room (2.10m x 1.94m) keeps household chores discreetly tucked away, while a guest WC completes the ground floor with convenience.

First Floor – A Peaceful Retreat

Upstairs, the master bedroom (2.83m x 4.25m / 9'3" x 13'11") offers a calm and welcoming sanctuary, complete with its own en-suite shower room (2.83m x 1.19m) for added privacy. Two further bedrooms provide excellent flexibility — a spacious second double bedroom (3.23m x 3.20m / 10'7" x 10'6") and a well-proportioned third bedroom (3.23m x 2.24m / 10'7" x 7'4"), ideal for a child's room, nursery, or dedicated home office. A stylish family bathroom (2.10m x 1.70m) serves the floor, perfectly equipped for busy mornings and relaxing evening soaks.

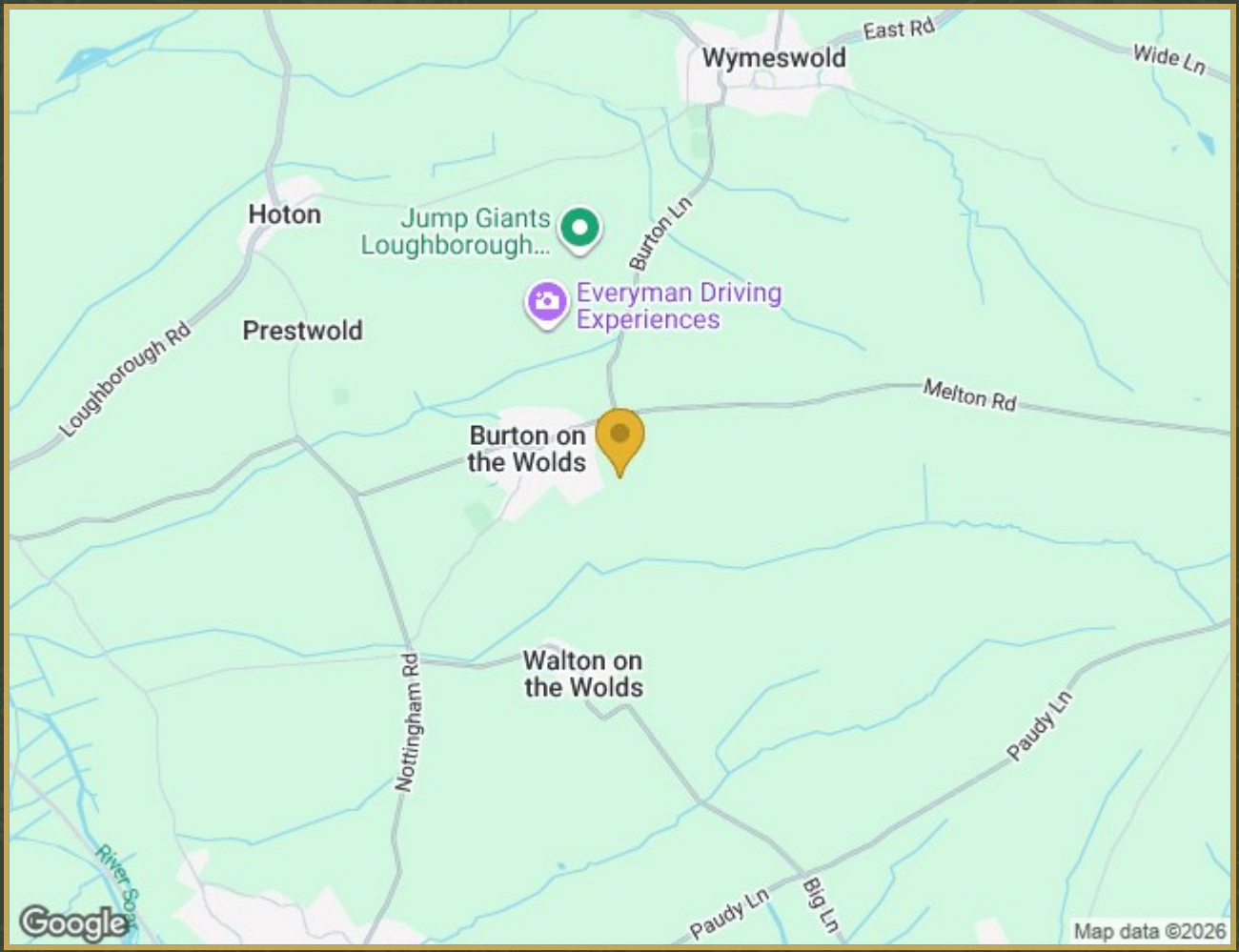


Designed for Modern Family Life

The Ashbourne is a home that blends comfort, practicality, and contemporary style. With its open-plan living spaces, three well-proportioned bedrooms, and thoughtful touches such as a utility room and en-suite master bedroom, it offers everything needed for today's lifestyle.

Externally, the home is finished with timeless kerb appeal, complemented by driveway parking and a private rear garden — making it the ideal setting for both family life and entertaining.

Property Location



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