



King George Avenue, Ashby



3



1



2

£230,000



### Key Features

- Spacious Three-Bedroom Semi-Detached Home
- Ideal for First-Time Buyers and Young Families
- Located in a Peaceful Cul-De-Sac
- 14ft Lounge + Separate Dining Room
- Kitchen & Pantry
- Three Good Sized Bedrooms
- EPC rating U
- Freehold





Welcome to King George Avenue, a charming semi-detached family home nestled in a peaceful cul-de-sac in Ashby-de-la-Zouch. Perfectly suited for first-time buyers and young families, this spacious three-bedroom property offers a delightful blend of comfort and practicality.

The ground floor features two generous reception rooms, ideal for family gatherings or a versatile playroom. Enjoy cosy evenings in the expansive 14ft lounge, complete with a charming coal effect gas fire and views of the front garden. The well-equipped breakfast kitchen includes a range of cabinets, laminate worktops, and a traditional pantry, ensuring plenty of storage and functionality.

Venture upstairs to discover three well-proportioned bedrooms, including two doubles and a very generous single room. The sleek, modern shower room is fitted with a double enclosure and stylish tiled splashbacks.

Outside, the property boasts a substantial corner plot garden, offering ample space for outdoor activities. The front garden features wrought iron railings and mature plantings, while the rear garden is predominantly laid to lawn with mature hedging, providing a private oasis.

The home conveniently includes off-road parking, a detached single garage, and gated side access. Located just a short walk from Hood Park and Ashby's market town, this home combines the best of town convenience and suburban tranquillity.

Don't miss your opportunity to own this well-balanced family home. Contact our team today for a viewing!

Ashby-de-la-Zouch is a charming market town steeped in rich history and nestled in the heart of Leicestershire. Known for its picturesque medieval castle ruins and the impressive Ashby de la Zouch Castle, the town offers an engaging glimpse into the past while providing modern amenities for comfortable living. Residents enjoy a close-knit community atmosphere with a variety of local events and festivals that draw visitors from across the region, making it an ideal location for families and first-time buyers seeking a vibrant setting.

The home at King George Avenue benefits from its proximity to Hood Park, a delightful green space perfect for leisurely strolls, family picnics, and outdoor activities. The park houses a leisure centre, offering a range of facilities including swimming, gym amenities, and sports pitches to cater to fitness enthusiasts of all ages. With Ashby's bustling market just a short walk away, residents can enjoy the convenience of local shops, cafes, and a diverse selection of restaurants, providing a perfect blend of leisurely and practical amenities right on the doorstep.

Families will appreciate the area's strong educational offerings, with a number of well-regarded schools in the vicinity. Ashby's commitment to fostering a nurturing environment for children is reflected in the quality of its schools, making it an appealing choice for families prioritising education in their home search. Additionally, the town is well-connected by road networks, providing easy access to surrounding cities like Leicester and Derby, making commuting a breeze for working professionals.

The vibrant community in Ashby-de-la-Zouch is complemented by its thriving arts scene, with venues such as the Ashby Arts Festival showcasing local talent and offering a variety of cultural experiences throughout the year. The town's rich heritage is celebrated through its historic architecture and charming streets, which add character and depth to daily life in this picturesque location. From its scenic surroundings to the warm, welcoming community, Ashby offers the perfect backdrop for a fulfilling lifestyle.

## ACCOMMODATION

ENTRANCE HALLWAY 3.37m x 1.79m (11'1" x 5'11")

STORE 1.51m x 0.82m (5'0" x 2'8")

SEPARATE DINING ROOM 3.33m x 3.25m (10'11" x 10'8")

LOUNGE 4.42m x 3.5m (14'6" x 11'6")

KITCHEN 3.48m x 2.26m (11'5" x 7'5")

PANTRY 1.51m x 0.92m (5'0" x 3'0")

## FIRST FLOOR ACCOMMODATION

BEDROOM ONE 4.43m x 3.49m (14'6" x 11'6")

BEDROOM TWO 3.36m x 3.23m (11'0" x 10'7")

BEDROOM THREE 3.49m x 2.27m (11'6" x 7'5")

SHOWER ROOM 2.26m x 1.47m (7'5" x 4'10")

STORAGE CUPBOARD 1.21m x 0.89m (4'0" x 2'11")

## DETACHED SINGLE GARAGE

### COUNCIL TAX BAND:-

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

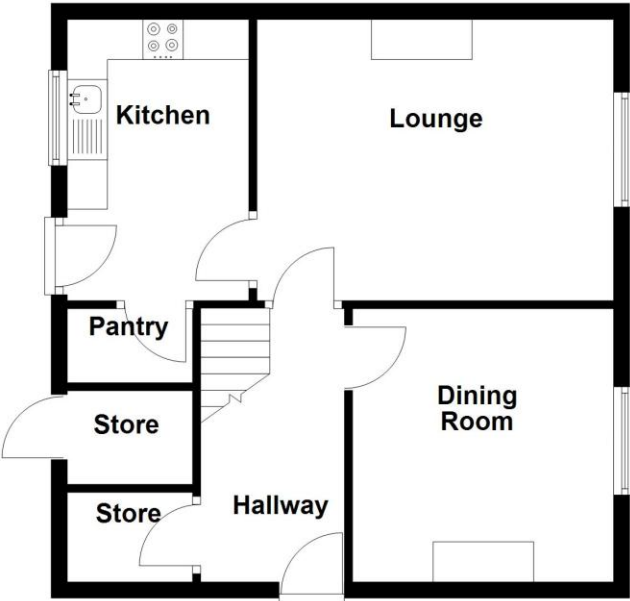
### HOW TO GET THERE:-

Postcode for sat navs: LE65 2HN

### 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**

