7 Chiltern Rise

| LE65 1EU | Offers In Excess Of £300,000

ROYSTON & LUND

- Offers in Excess of £300,000
- Open-Plan Wrap-Around Living Room
- Contemporary Shower Room
- Detached Garage / Off-Road Parking
- Short Walk to Numerous Amenities
- Two Bedroom Detached Home
- Open-Plan Kitchen and Dining Area
- Ground Floor WC
- South Facing Garden
- EPC Rating - D / Council Tax Band - D / Freehold

Offers in Excess of £300,000

Entering through the entrance hall, you are immediately struck by the impressive high vaulted ceilings, creating a bright and airy first impression.

To the left, a generously proportioned wrap-around living room benefits from expansive pane glass, allowing natural light to flood the space and enhancing the feeling of openness. Adjacent to this is a well-designed open-plan kitchen and dining area, featuring ample cabinetry, extensive worktop space, and a central island ideal for both everyday living and entertaining.

The kitchen is fitted with an integrated electric hob, oven, and grill, with a dishwasher and fridge included in the sale, along with space for a washing machine/dryer. There is also direct rear access from this area into the garden.

Upstairs, the property offers two well-sized double bedrooms, a contemporary shower room, and useful storage options. The rear bedroom enjoys stunning, uninterrupted views across the surrounding countryside.

Externally, the south-facing garden is thoughtfully landscaped with a blend of neat paving, stone slabbing, lawn, and well-established plant beds. Side access to the detached garage along with a long driveway and further well maintained lawn to the front, completes this well positioned and attractive property in Ashby-De-La-Zouch.

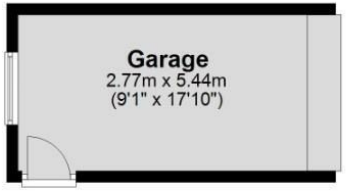
The town centre offers shops, cafés, restaurants and traditional pubs, alongside supermarkets for everyday shopping. Families benefit from nearby schools, including Ashby Hill Top Primary, Ashby C of E Primary, Ashby Willesley Primary, and Ashby School for secondary education.

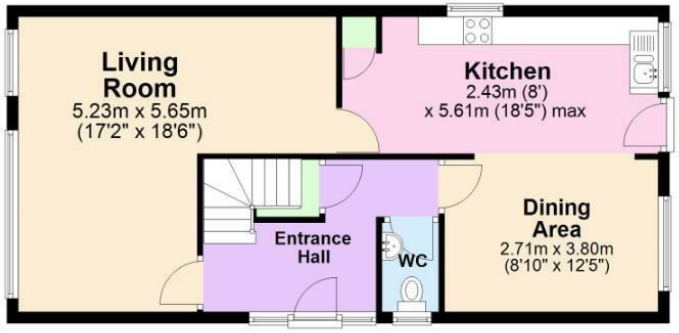
Local GP surgeries, leisure facilities, and the surrounding countryside provide both convenience and outdoor opportunities. The area is well connected via the A42, offering easy access to the M42, M1, and neighbouring towns.

For more information - https://reports.sprift.com/property-report/?access_report_id=4905275

Ground Floor

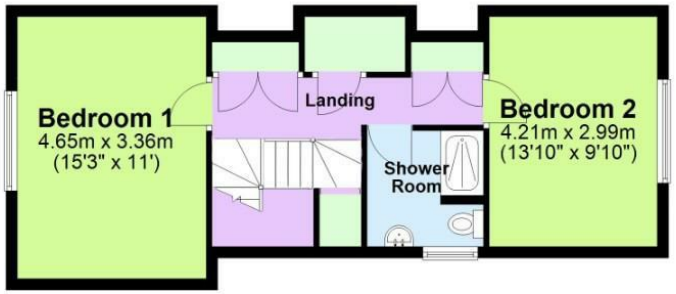
Approx. 74.5 sq. metres (802.3 sq. feet)





First Floor

Approx. 46.8 sq. metres (503.8 sq. feet)



Total area: approx. 121.3 sq. metres (1306.1 sq. feet)

The Property Ombudsman

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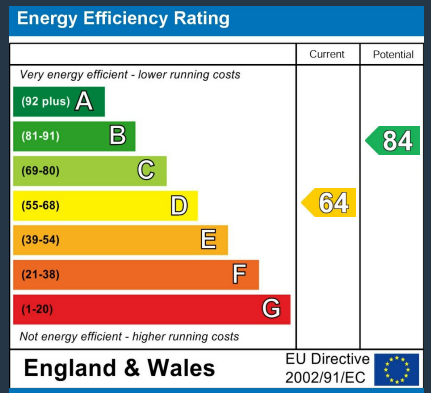
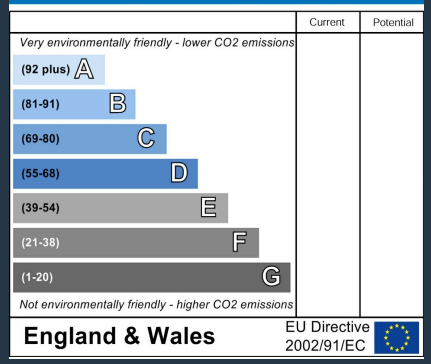
THE GUILD PROPERTY PROFESSIONALS

EPC





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