



Alexanders

# Brendon Way Ashby-De-La-Zouch

- Offered with no upward chain
- Detached home in a quiet cul-de-sac position
- Versatile split-level accommodation
- Spacious dual-aspect family lounge
- Kitchen/breakfast room with garden access
- Three generous bedrooms and two bathrooms
- Off-road parking and integral garage
- Walking distance to Bath Grounds and town centre
- EPC Rating TBC / Council Tax Band C / Freehold

Alexanders are delighted to present this superb detached family home, quietly positioned within a peaceful cul-de-sac in the highly regarded town of Ashby. Offered with no onward chain, the property combines immediate comfort with excellent future potential.

The thoughtfully designed split-level layout offers versatile accommodation. Two generous bedrooms and a stylish family bathroom occupy the lower ground floor, while the ground floor features a bright bay-fronted lounge with leafy outlooks, a well-appointed kitchen/breakfast room with garden access, and a further spacious double bedroom with modern shower room.

Outside, the property enjoys an attractive frontage with ample off-road parking and an integral garage. The beautifully arranged rear garden offers patio and decked seating areas, shaped lawns and mature planted borders with fruit trees, creating a private and peaceful setting ideal for relaxing or entertaining.

Picturesque walking routes lie directly opposite, providing easy access to the Bath Grounds, Memorial Park and the historic town centre.





### **General Description:**

With picturesque walking routes located directly opposite, residents can enjoy effortless access to the Bath Grounds, Memorial Park and the historic town centre, making this an enviable setting for families and downsizers alike.

### **Accommodation:**

On approach, the home enjoys an attractive frontage with ample off-road parking and a garage, while steps to the side rise to the main entrance. Stepping inside, a bright and inviting reception hall creates a welcoming first impression, with stairs leading to both the ground floor and lower ground floor highlighting the home's thoughtfully designed split-level configuration.

The versatile layout offers flexible living arrangements to suit a variety of needs. The lower ground floor currently accommodates two of the three generously proportioned bedrooms, both enjoying comfortable dimensions and excellent natural light. These rooms are served by a sleek family bathroom, beautifully finished with quality tiled surrounds, creating a stylish and practical space.

Ascending to the ground floor, a stunning bay-fronted reception room takes pride of place at the front of the home. Bathed in natural light and enjoying views over the tree-lined surroundings of the estate, this impressive lounge provides ample space for a range of freestanding furnishings, ideal for both relaxation and entertaining. Adjoining the lounge, the well-appointed breakfast kitchen features a matching range of base units, complemented by tactile work surfaces and direct access to the rear garden, perfect for everyday family living and al fresco dining. Completing this level is a spacious double bedroom positioned to the rear, along with an attractively fitted shower room, offering further flexibility and convenience.

### **Gardens and land:**

Outside, the rear garden provides a delightful retreat. A harmonious blend of patio and decked seating areas creates the perfect setting for outdoor gatherings, while shaped lawns and well-stocked borders filled with mature plants and fruit trees add colour, privacy and seasonal interest. This charming outdoor space offers a wonderful opportunity to relax and unwind in peaceful surroundings.

### **Location:**

Ashby-de-la-Zouch is a historic market town in the National Forest known for its characterful high street, independent shops, cafés, and green spaces. Landmarks such as Ashby de la Zouch Castle reflect its heritage, while amenities include supermarkets, leisure facilities, sports clubs, and regular markets. The town is well placed for commuting via the A42/M42 with links to the M1, M6, and nearby cities including Leicester, Derby, Nottingham, and Birmingham, with rail connections from surrounding stations and East Midlands Airport around 20 minutes away.

### **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.

### **Local Authority:**

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



**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:**

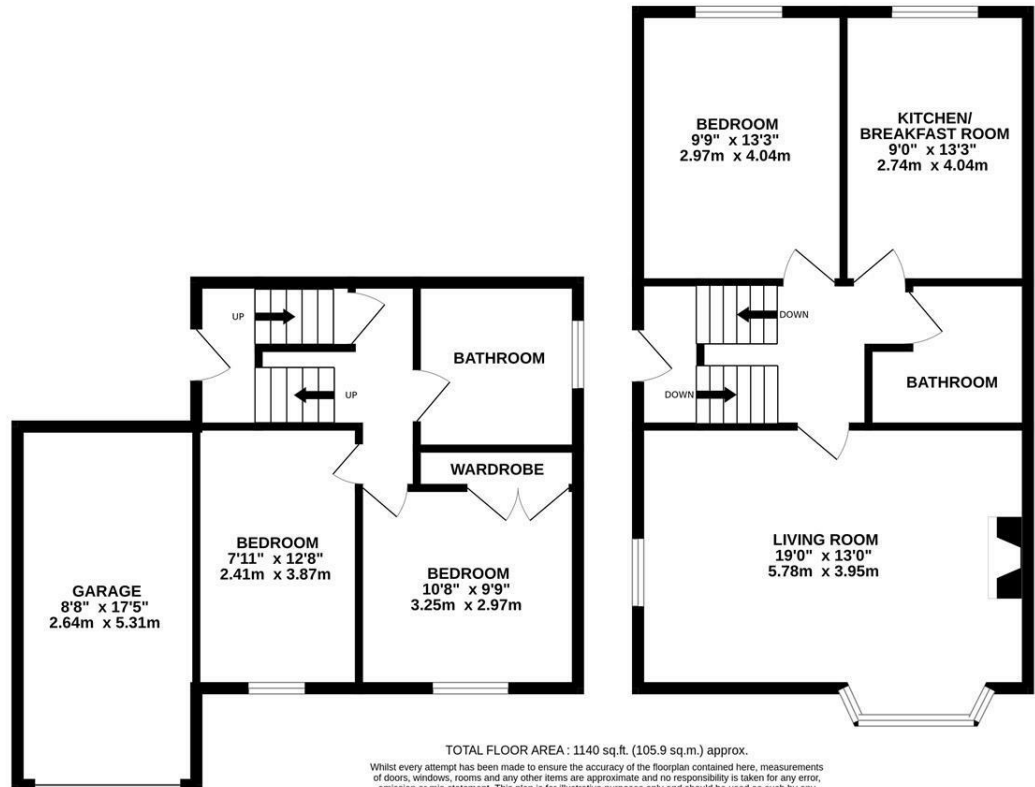
Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an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

LOWER GROUND FLOOR  
511 sq.ft. (47.5 sq.m.) approx.

GROUND FLOOR  
629 sq.ft. (58.4 sq.m.) approx.



TOTAL FLOOR AREA : 1140 sq.ft. (105.9 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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