



**Ash Croft, Atherstone  
CV9 3RY  
Asking Price £365,000**

**Freehold - Hinckley & Bosworth Council Band: D - EPC: C**

Nestled in the charming village of Sheepy Magna, this delightful link-detached house on Ash Croft offers a perfect blend of comfort and convenience. The property features a welcoming entrance hall that leads into a spacious reception room, ideal for both relaxation and entertaining guests. With three well-proportioned bedrooms, this home is perfect for families or those seeking extra space.

The bathroom is thoughtfully designed, and there is an additional separate W.C. located on the first floor, providing added convenience for busy mornings. The property is situated in a peaceful cul-de-sac, ensuring a tranquil living environment while still being part of a friendly community.

For those with vehicles, the property boasts ample parking space for two vehicles, making it easy for residents and visitors alike. The surrounding area offers a picturesque village atmosphere, with local amenities and scenic countryside nearby, perfect for leisurely walks and outdoor activities.

This home presents an excellent opportunity for anyone looking to settle in a serene location while enjoying the benefits of modern living. Don't miss the chance to make this lovely property your own.



## Entrance

Via double glazed entrance door with matching side glass leading into:

## Entrance Hall

Radiator, ceramic tiled flooring, stairs to first floor landing, doors to:

## Lounge/Dining Room

26'5" x 10'8" (8.05m x 3.26m)

Double glazed bay window to front, double radiators, wooden laminate flooring, TV point, coving to textured ceiling, double glazed French style double doors to garden, door to:

## Fitted Kitchen

9'10" x 9'4" (2.99m x 2.85m)

Fitted with a matching range of with worktop space over, stainless steel sink unit with swan neck mixer tap, plumbing for washing machine, space for fridge/freezer, electric fan assisted, four ring gas hob with extractor hood over, double glazed window to rear, ceramic tiled flooring, double glazed door to side, door leading back to the hallway.

## Landing

Obscure double glazed window to side, radiator, access to loft space, doors to:

## Bedroom

13'3" x 10'7" (4.04m x 3.22m)

Double glazed window to rear, radiator.

## Bedroom

10'4" x 10'8" (3.16m x 3.24m)

Double glazed window to front, radiator.

## Bedroom

7'5" x 9'6" (2.26m x 2.89m)

Double glazed window to front, radiator.

## Bathroom

Fitted with three piece suite comprising panelled bath, pedestal wash hand basin and low-level WC, tiled splashbacks, heated towel rail, extractor fan, obscure double glazed window to rear, door to

## Boiler / Airing Store

Wall mounted combination boiler serving heating system and domestic hot water and linen shelving.

## WC

Obscure double glazed window to side, fitted with two piece suite comprising, wash hand basin and low-level WC, tiled splashback, door.

## Garage

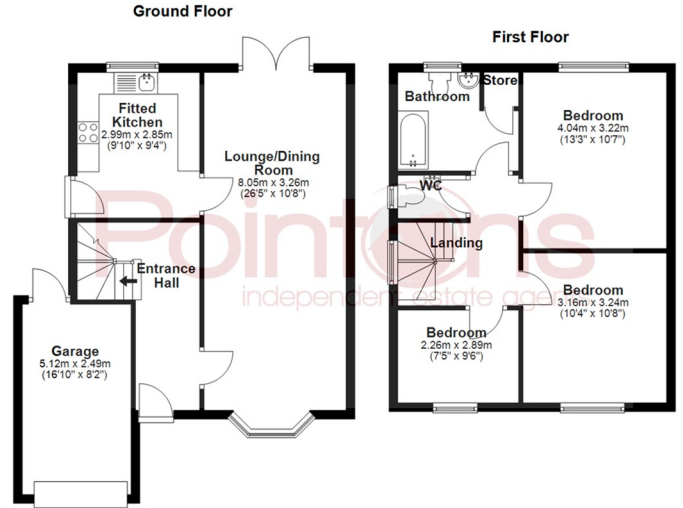
With rear personal door, power and light connected, Up and over door, door.

## Outside

To the rear is well presented, mature established garden mainly laid to lawn and with shrub borders, porcelain tiled patio, gated side pedestrian access. To the front is a driveway providing parking with access to garage and entrance and further lawn area.

## General Information

Please Note: All fixtures & Fittings are excluded unless detailed in these particulars. None of the equipment mentioned in these particulars has been tested; purchasers should ensure the working order and general condition of any such items. Council tax is band D payable to Hinckley & Bosworth Council



All floor plans are for a guide of the layout and not to scale  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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