



- 360 walk through tour
- Beautiful Kitchen/Diner
- Large garage & driveway
- Open lounge and separate study
- Detached with 3 Bedrooms, master en-suite
- Sought after location with panoramic views
- Good local amenities including schools
- Private rear garden

This delightful, spacious and well-presented, three-bedroom home is situated within the attractive market town of Ashby-de-la-zouch, close to many of the local amenities. Junction 13 of the A42 is approximately 1.6 miles away connecting to the M1 and M42 Motorway network. The property includes a spacious entrance hall, large L-shaped lounge, a generous, well designed modern kitchen/diner, study and ground floor WC. On the first floor there are 3 bedrooms, the main bedroom has an en-suite with walk-in shower, his and hers double sink and WC. There is an additional family bathroom. The private rear terraced garden has an entertaining patio, the middle terrace is laid to lawn, and the lower terrace is decked and enclosed, making it ideal for a children's play area or pet area. Viewing is highly recommended.

**Entrance Hall (approx. 5.32m X 2.25m)** The front door leads to the spacious and inviting entrance hall, providing internal access to the garage, ground floor accommodation and the quarter turn staircase leading up to first floor landing. Fitted with Upvc window, radiator, lighting, and an under-stair cupboard.

**Study (approx. 2.85m X 3.75m)** Upvc window to the rear elevation with radiator and ceiling light.

**Lounge (approx. 5.24m X 5.61m)** A door from the hall leads into the bright L-shaped lounge. Fitted with two large Upvc windows to the front elevation, radiators, modern decorative electric fire and a bespoke, fitted purpose-built TV cabinet. Double doors leading through to the Kitchen/Diner

**Kitchen/Diner (approx. 5.08m X 5.84m)** This contemporary kitchen comprises of a range of wall and base units with work surfaces over, integrated appliances including a built-in double oven, dishwasher, washing machine. Kitchen island with

integrated hob, wine cooler and additional base units. In addition, there is a sink and drainer, tiled splash backs above worktops and a window and single rear door leading to an outside paved patio. The light dining area is currently furnished with a large dining suite and benefits from double patio doors overlooking and leading to the rear garden. There is also a built in kitchen storage cupboard housing the boiler.

**Ground Floor WC** With toilet and wash hand basin.

**First Floor Landing** Fitted with 3 built-in cupboards, the landing provides access to first floor accommodation and the quarter turn staircase leading down to ground floor accommodation.

**Master Bedroom with En-suite (approx. 7.84m X 3.10m)** Upvc double glazed dormer window to the front elevation, storage cupboard, ceiling light and radiators. The en-suite comprises of modern shower cubicle, his and hers double sink unit and WC. Heated towel rail and Upvc double glazed windows to the rear elevation.

**Bedroom Two (approx. 4.39m X 3.54m)** Upvc double glazed window to the front elevation, ceiling light and radiator.

**Bedroom Three (approx. 4m X 2.97m)** Upvc double glazed window to the rear elevation with views across Ashby and open countryside, ceiling light and radiator.

**Family Bathroom** Comprising of a modern suite to include, bath, over bath shower. WC, wash hand basin, tiled walls.

**Externally** Outside to the front, there is a small lawn bordered by shrubs, a wide tarmac drive with parking for multiple vehicles and leading to the large garage with up and over door. The garage is fitted with electric sockets and lighting and there is an internal door leading to the entrance hall of the property. To the side is a path leading to the front door and rear of the house. The tidy rear terraced garden is part patio, part laid to lawn and an enclosed decked terrace which would be ideal for a children's play area.

**Viewing:**

By appointment only. If you would like to view this property, please call Harrison Thorn Ltd direct.

**Fixtures, Fittings and Appliance:**

Any fixtures, fittings or appliances mentioned in these details have not been tested and cannot be assumed to be in full efficient working order or included in the sale.

**Photographs:**

It should not be assumed that items shown in our photographs are included in the sale of the property. Photographs showing vehicle registrations have been altered to disguise the registration details.

**Measurements:**

Where applicable, we have taken every care to ensure the dimensions for the property are true however, they should be treated as approximations and for general guidance only. If measurements have been shown they represent the widest and longest part in any room including any built-in wardrobe space. It should not be assumed that rooms are quadrilateral in shape.

**Money Laundering:**

Where an offer is accepted, the prospective purchaser will be required to confirm their identity to us by law. We will need to see a passport or driving license along with a recent utility bill to confirm residence.

**General:**

We have taken care to ensure that the measurements, dimensions, information, photographs and floor plans, where applicable, are an accurate and true representation however, they should be treated as approximations. Potential buyers must satisfy themselves by inspection or otherwise as to the accuracy and any details of the property. Buyers are responsible for ensuring that suggested conversions, extensions or ways to add value to a property through development comply with building regulations and the necessary planning permission will or has been granted. No one within this estate agency has the authority to make or provide any warranty in respect of the property.

**Price: £315000**

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