

Hackett Close

Ashby-de-la-Zouch, Leicestershire, LE65 2HP



A lovely modern two-bedroom semi-detached house set close to town, offering contemporary accommodation, having a refitted kitchen with integral appliances and a modern refitted fully tiled bathroom.

Offers In Region Of £200,000

John German

Hackett Close is a small cul-de-sac set within easy walking distance of Ashby town centre. Embrace the lifestyle that living in the historic market town of Ashby offers, being able to walk into town along the many walks and pathways. A walk through the Bath Grounds in the summer is particularly pleasant for an early morning coffee in one of the many local coffee shops. With a choice of many local pubs and restaurants for a night out, a gentle stroll back is always welcome. Strategically, Ashby lies in the heart of the National Forest right in the middle of the country and is perfectly positioned for the busy commuter, with access via the M42 and M1 to many East and West Midlands towns and cities. Conkers, Moira Furnace and Hicks Lodge provide many leisure pursuits.

The current owners have recently refitted both the kitchen and bathroom and the property offers a stylish modern two bedroom semi-detached home perfect for first time buyers or buy to let investors.

On the ground floor a canopy porch shelters the half glazed entrance door which opens into the reception hall with stairs leading off.

On your left is the contemporary kitchen with grey high gloss cabinets running along three sides with marble effect countertops and integral appliances. Set beneath the window is an inset feature sink with contemporary black mixer tap and complementary metro style tiling to the walls, space for a washing machine.

The open plan lounge dining room has attractive wooden flooring, a useful understairs storage cupboard and sliding patio doors leading out to the garden.

Climb the stairs to the first floor where you will find two bedrooms, with the main bedroom having a window to the rear overlooking the garden.

As previously mentioned, the family bathroom has been completely refitted with attractive wall tiling and a contemporary shower bath with glazed shower screen and shower over, vanity wash hand basin and WC.

Outside the property has a lawned foregarden with driveway to the side providing off road parking for two vehicles.

To the rear is a garden currently undergoing landscaping. Photos to follow once the landscaping is complete.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

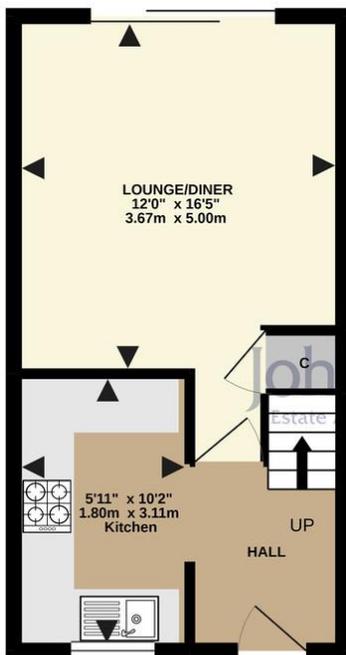
Services: Main's water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites: www.gov.uk/government/organisations/environment-agency; www.nwleics.gov.uk/pages/planning

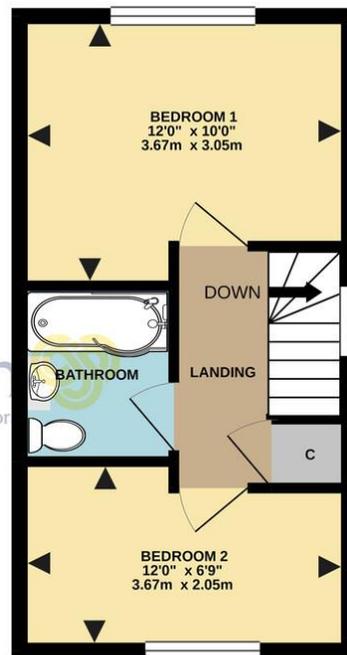
Our Ref: JGA/18082021

Local Authority/Tax Band: North West Leicestershire District Council / Tax Band B

GROUND FLOOR
281 sq.ft. (26.1 sq.m.) approx.



1ST FLOOR
281 sq.ft. (26.1 sq.m.) approx.



TOTAL FLOOR AREA : 562 sq.ft. (52.2 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.
Made with Metropix 6/2021.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

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