

Ivanhoe Drive

Ashby-de-la-Zouch, LE65 2LT



Superb, traditional semi detached property offering a fantastic family home set in good sized gardens with two generously size reception rooms, fitted kitchen, three bedrooms, shower room, and driveway. Offered with no upwards chain.

£214,950



John German 

Situated in the popular market town of Ashby-de-la-Zouch is this traditional semi-detached property offering a fantastic family home with well-arranged accommodation and handy for a wide of amenities as well as schools for all ages.

Set behind a good sized driveway providing ample off-road parking with front entrance door opening into hallway with staircase off to first-floor and door leading into the light and spacious lounge with log burner providing the focal point, together with wood-effect flooring and French doors opening into the conservatory. A door leads into an inner hallway with an under stairs storage cupboard off, together with fitted alcove and space and plumbing for washing machine and tumble dryer over.

The dining room is of a good sized which could also be utilised as a home office or family room, again with fire surround and wood-effect flooring.

The kitchen is fitted with a range of base and eye level units with work surfaces over, spotlights, integrated oven, hob and extractor, plus space for further appliances, a window to the rear and a door through to a double glazed conservatory; ideal for enjoying views across the rear gardens.

Completing the ground floor accommodation is the guest WC with close coupled WC and wash hand basin, together with pine panelled walls.

To the first floor, the landing enjoys a window to the rear and has doors leading off to three bedrooms including two good sized doubles and a well proportioned single bedroom. The master and second bedrooms both have the benefit of built-in storage.

To the front there is a four-bar gate giving access to a block-paved driveway with further gravelled area. The rear gardens enjoy a paved terrace; ideal for outside dining, plus lawned areas with established borders. The property is available with No Upwards Chain!

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

Services: Mains 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

https://www.nwleics.gov.uk/pages/view_planning_applications

Our Ref: JGA/25082021

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







Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



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Agents' Notes

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Referral Fees

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