

Willowbrook Close

Ashby-de-la-Zouch, LE65 1JY



Offered for sale with no upwards chain, this extended family home offers around 945sqft of living space, coupled with excellent sized gardens set within a popular location. One not to be missed!

£250,000

John German

Ashby De La Zouch

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 Fumace and Hicks Lodge provide many leisure pursuits.

Accommodation

On the ground floor, a practical entrance porch provides a sheltering entrance which in turn leads into the through-reception hallway with staircase leading off.

To your left, the living room has a feature, almost full-height picture window and the focal point the fitted gas fire with back boiler and surround.

Perfect for family life, the dining kitchen is an open-plan full-width room, offering excellent living space and is fitted with base and wall mounted cabinets with complimentary countertops and incorporates integral gas hob with hood over and oven beneath, together with space and plumbing for washing machine. A window overlooks the rear gardens from the sink.

From the dining area, patio doors lead to the outside.

Lying adjacent to the kitchen is an extended, practical rear porch/utility room with further base cabinets with rolltop counters, having a door leading outside and an internal personnel door to the above-average sized garage (4.9m x 3.2m) having light, power and a roller entrance door.

Return to the hall and climb the stairs to the first floor, the landing has a side facing window and three bedrooms arranged around. Both bedrooms one and two are great size doubles benefiting from built-in double wardrobes.

The bathroom has been completely updated with feature panelled walls, close coupled WC, vanity wash basin and a walk-in shower enclosure with dual head mains shower above.

Outside, the property offers off-road parking to the fore, and a garden to the side.

To the rear of the property, you will find there are great size gardens laid principally to lawn and a paved patio area, plus a timber shed.

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

www.nwleics.gov.uk/pages/view_planning_applications

Our Ref: JGA/11012022

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



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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



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