

Priorfields

Ashby-de-la-Zouch, LE65 1EA



Rare opportunity to acquire a bungalow in this sought after of settings, offered for sale with no upward chain and benefiting from three bedrooms, family bathroom, lounge, breakfast kitchen and large southerly garden.

£350,000

John German

John German are delighted to offer for sale this detached three bedroom bungalow. It is set in a fabulous location and full of potential for personalisation subject to planning permission.

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.

Entrance hall with double doors leads you to the wide central reception hallway with doors arranged around and a cloakroom provides excellent storage.

The property offers three bedrooms, two doubles and one single. Both bedrooms one and two have fitted wardrobes and bedroom three makes for a lovely sunny sitting room due to its southerly aspect.

There is an excellent lounge with a gas fire at its focal point and a breakfast kitchen which has space for a table alongside an array of base and wall mounted cabinets around two sides of the room, complemented by an original full height cupboard providing fabulous additional storage.

Finally, is the family bathroom, finished in white and has half height tiling to the walls.

Outside there are lawned front gardens flanked by a driveway which leads to a single garage with an up and over door and personal door out to the garden at the rear. The rear garden can also be accessed through a side gate to the right of the property. Enjoying a sunny southerly aspect, the rear garden is laid to lawn and are flanked by mature planted borders.

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.nwl.eics.gov.uk

Our Ref: JGA/11112022

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







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		



John German
63a Market Street, Ashby-De-La-Zouch, Leicestershire,
LE65 1AH

01530 412824
ashbysales@johngerman.co.uk

Agents' Notes
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