



Marlborough Way
Ashby-de-la-Zouch
LE65 2QH

£285,000

A SPACIOUS well appointed 3 DOUBLE BEDROOM detached family home, situated on a LARGE PLOT with a great GARAGE CONVERSION, with 1,000 Sq ft of living space with porch, lounge, inner hall, cloakroom/wc, study, DINING KITCHEN, stylish family bathroom, LONG REAR GARDEN, double width drive



Property Features

- Detached Home
- Garage Conversion
- Well Appointed
- Spacious Interior
- Large Plot
- 3 Double Beds
- Stylish Bathroom
- Lounge & Study
- Dining Kitchen
- Long Rear Garden

Full Description

Occupying an excellent plot and position on the popular Marlborough Way development, perfectly positioned for a slow walk into Ashby town centre, this spacious well presented 3 double bedroom detached home is the perfect family home with 1,000 sq ft of living space complemented by a long rear child friendly garden.

The property has recently had the benefit of a great garage conversion, creating off the inner hallway a cloakroom/wc and a versatile study, ideal for those working from home. With a newly installed gas fired central heating system, solar panels and UPVC double glazing throughout, the property provides an easy to run, low maintenance and energy efficient home, with an excellent EPC rating of C.

The entrance porch leads into the spacious lounge, ideal for quiet relaxation, the dining kitchen is well fitted with an

integrated hob, oven, fridge freezer, dishwasher and double opening French doors onto the rear garden. The inner hallway off the lounge provides access to the first floor, cloakroom/wc and a great study or playroom with built in storage cupboards.

On the first floor are 3 really good-sized double bedrooms and the main family bathroom with a stylish 3 piece suite. With a double width drive there is ample parking for 2 cars, with useful storage to the front of the former garage and side access to the rear. The long rear garden is the perfect child friendly space with a good sized lawn and patio area.

Located on Marlborough way, you will easily embrace living life in the Town Centre and all that Ashby offers. From great local Schools, a vibrant Market Street with its many shops, restaurants & pubs, the bath grounds to enjoy a quiet walk or watch a game of Cricket.

Ashby is situated on the M42 making access to many East and West Midlands towns and cities commuter friendly and for outdoor living Ashby is right in the Heart of the Scenic National Forest with its many leisure pursuits, including Hicks Lodge, Moira Furnace and Conkers visitor centre.

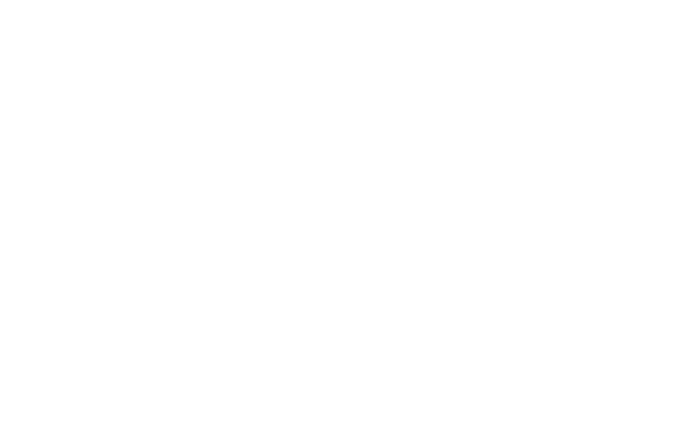
TENURE

The property is Freehold

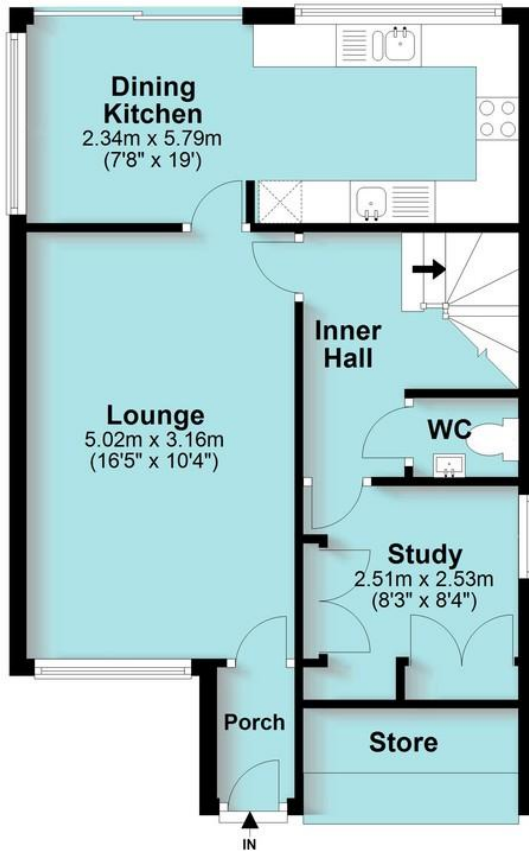
COUNCIL TAX

The property is in tax band C

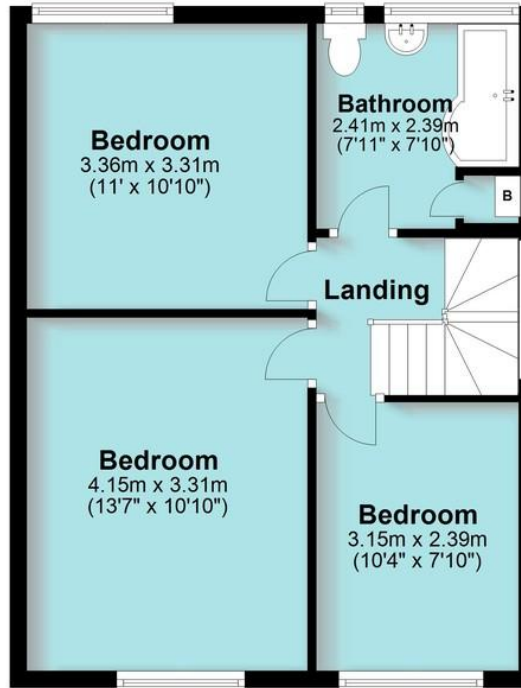




Ground Floor



First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Total area: approx. 93.0 sq. metres (1001.6 sq. feet)

8 The Pass Courtyard
43 Market Street
Ashby-De-La-Zouch
Leicestershire
LE65 1AG

www.whiteheadsestates.co.uk
info@whiteheadsestates.co.uk
01530 353170

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements