

Willowbrook Close

Ashby-de-la-Zouch, LE65 1JX



A family home with excellent proportions set upon a superb sized mature garden plot with parking and oversized garage. Heaps of potential for extension and personalisation, located just a hop, skip and a jump from Woodcote Primary School. No upward chain.

£245,000



John German

This three bedroom semi detached house enjoys a lovely setting, ideally located for Ashby and its many amenities if you take a pleasant walk through Hood Park. It is perfectly positioned for access to the popular Woodcote Primary School. The property offers excellent potential for extension and improvement - viewing is highly recommended.

Accommodation - The property sits well back from the road behind a foregarden having decorative borders and stone area with driveway to the side providing off road parking and access to the garage. Gated side access leads around to the gardens themselves at the rear. Set beneath a canopy porch is a uPVC double glazed entrance door opening into a generous reception hallway with stairs leading off. Immediately to your left is a well proportioned living room with feature fireplace, coving to the ceiling and a front facing window.

The kitchen and dining room have been opened up into one lovely sized room, there are base and wall mounted cabinets along three sides with complementary countertops incorporating an integral gas hob with electric oven beneath and extractor hood over. There is space for a dishwasher, tiled flooring throughout, space for a family dining table, uPVC double glazed windows overlook the rear garden and a matching door leads you outside.

Climb the stairs to the first floor and leading off the landing you will find there are three bedrooms, bedrooms one and two are excellent doubles and both have the benefit of built in wardrobes with sliding doors. The family bathroom is fitted with a coloured suite comprising bath, pedestal wash hand basin and WC.

Outside - Returning outside and step out to the rear garden where you are greeted by a paved patio area with central pathway leading between twin lawns. There is a brick built raised pond, a variety of outbuildings provide excellent storage and a pedestrian entrance door which accesses the garage. The oversized garage has light, power, an up and over entrance door plus the wall mounted gas fired central heating boiler.

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:

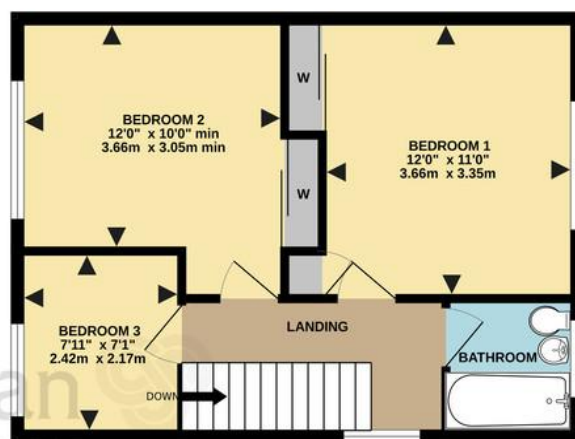
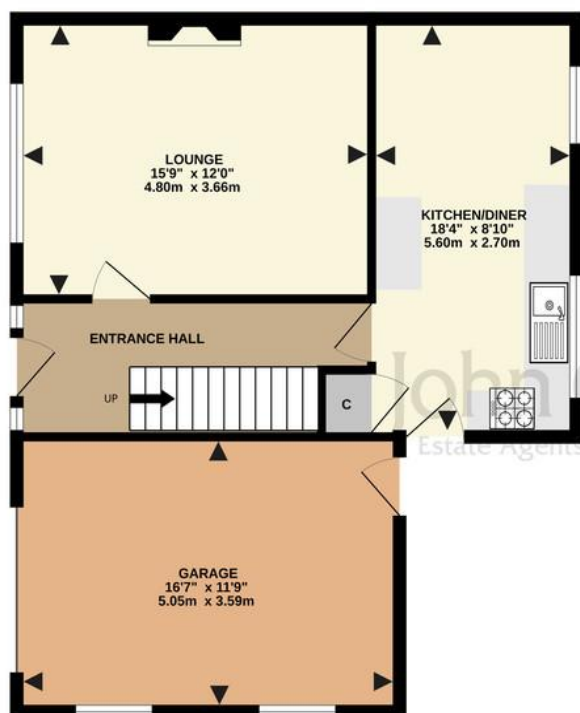
www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/19072023

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

GROUND FLOOR

1ST FLOOR







Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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