



Cross Street
Breedon on the Hill
DE73 8AX

£299,950

A STUNNING 3 double bedroom EXTENDED MID TOWN HOUSE affording a beautifully presented & STYLISH INTERIOR with over 1200 sq.ft of living space, including 2 reception rooms, LARGE DINING KITCHEN, 3 genuine DOUBLE BEDROOMS, spacious bathroom, PRIVATE COURTYARD GARDEN, off road parking..NO CHAIN



Property Features

- Mid Town House
- Beautifully Appointed
- Stylish Interior
- Over 1200 sq.ft
- Courtyard garden
- 3 Double Beds
- Large bathroom
- 2 Reception Rooms
- Dining Kitchen
- No Chain

Full Description

Deceptive by its appearance, no 8 boasts a really spacious interior, having been further extended, creating an impressive 1207 Sq. ft of internal living space, beautifully presented throughout with a stylish interior, having been carefully improved by the current owner with a high specification finish.

Easy to run and low in maintenance the property benefits from an efficient Fisher controlled electric central heating and water system, UPVC windows with window shutters to the majority of rooms, off road parking directly to the front and is offered to the market with no upward chain.

On entering, you will be immediately suprised by the size and space of the dining hall, a vers aatile space that can be easily adapted, the extended cosy lounge is situated to the rear with folding doors overlooking the rear garden, the

spacious breakfast kitchen is at the heart of the home, comprehensively equipped with a stylish range of units. On the first floor are three genuine double bedrooms including the large master bedroom with built in wardrobes, finally the main bathroom enjoys a three-piece suite in white.

There is off road parking immediately in front of the property, with shared side access to the rear. The low maintenance courtyard garden is perfect for outdoor entertaining, enjoying a sunny aspect and a high degree of privacy.

Breedon on the Hill boasts a most strategic location betwixt the M42, M1 & A50, ideal for commuters with many East/ West midlands towns and cities within an hour's drive, including East Midlands Airport & Donington Park Racetrack within 3 miles.

The picturesque village embraces a highly regarded village Primary School, shop and two pubs, whilst lying close to Ashby de la Zouch (4 miles) and Melbourne (2 Miles) providing more comprehensive day to day facilities. Independent schooling is provided by Loughborough Endowed Schools, Repton, Foremarke and Trent College in Nottingham.

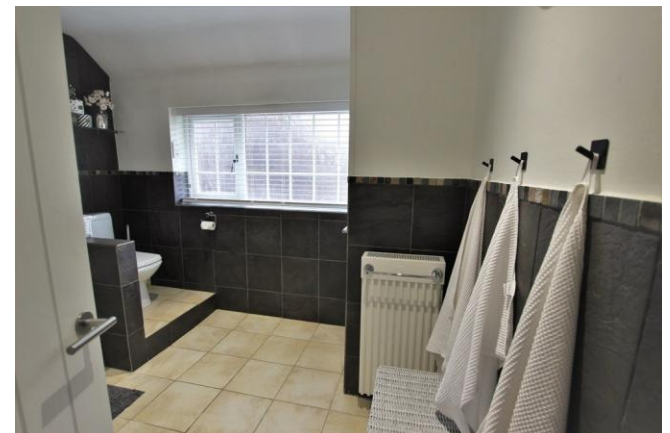
TENURE

We are advised the property is Freehold

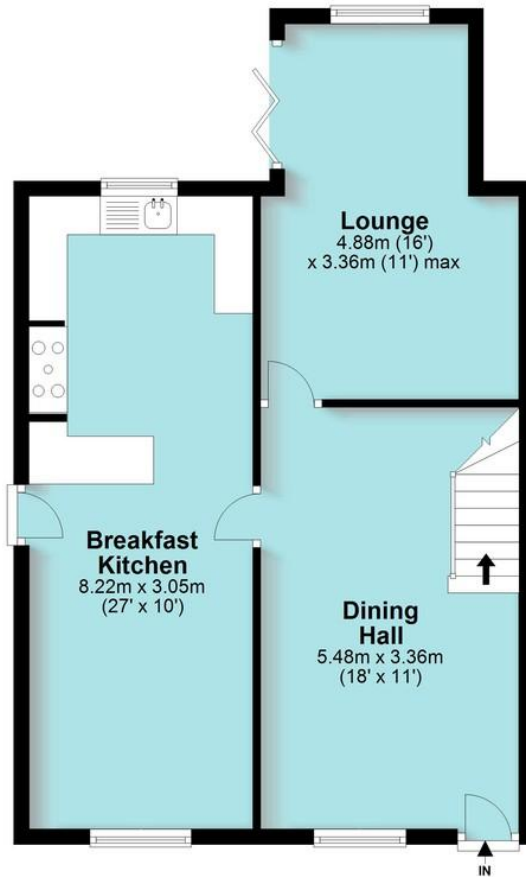
COUNCIL TAX

The property is in Band B

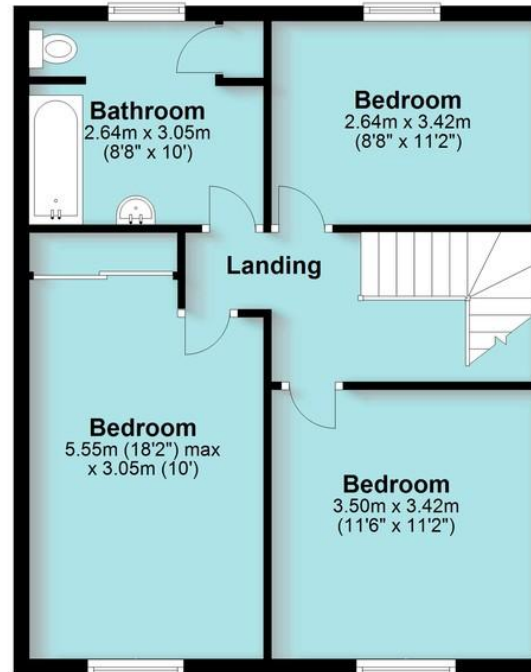




Ground Floor



First Floor



Total area: approx. 112.2 sq. metres (1207.5 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		

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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