



Avenue Road
Ashby-de-la-Zouch
LE65 2FA

£395,000

SIMPLY BEAUTIFUL, 3 double bedroom late VICTORIAN DETACHED FAMILY HOME with a very deceptive interior approaching 1300 Sq ft of living space, 2 reception rooms, fitted kitchen, EXTENDED SNUG WITH BAR, 3 en-suite bathrooms, CORNER PLOT with patio garden & driveway with PARKING FOR 2 CARS



Property Features

- Detached Home
- Beautifully Presented
- Stylish Finish
- Corner Plot
- 1300 Sq ft
- 3 Double Beds
- 3 En-Suite Bathrooms
- 2 Reception Rooms
- Fitted Kitchen
- Parking 2 Cars

Full Description

Occupying a commanding corner plot at the junction of Avenue Road and Western Close, just around the corner from Willesley school and Western Park, this is a wonderful opportunity to acquire a very deceptive, late Victorian 3 bedroom extended detached family home, offering a beautifully presented and stylish interior.

With a spacious and versatile layout of nearly 1300 Sq ft over three floors including a great loft conversion, you will be suprised with the size and space on offer, whilst complemented to the outside with a low maintenance courtyard garden and driveway providing off road parking for two cars.

Stepping into the cosy front lounge, you will be impressed by the feature fireplace with log burner, the seperate dining room is perfect for family entertaining, the kitchen enjoys a

comprehensive range of units and the extended snug to the rear provides flexible living including the built in bar and finally the cloakroom/utility completes the ground floor.

On the first floor are two double bedrooms, both en-suite, including the large main bedroom with built in wardrobes and a luxury en-suite bathroom. The second floor loft conversion has created the third double bedroom with an en-suite shower.

You can really embrace town centre living, ideally located on Avenue Road, off both Tamworth Road and Lower Packington Road, the property is perfectly positioned for a gentle stroll into town via the Bath grounds and all of Ashby's excellent local amenities, with its many shops, coffee houses and tea rooms, pubs, restaurants and plenty of recreational amenities including Hood Park Leisure Centre, Library and Ashby Castle.

Ashby also lies on the doorstep of the M42 linking in many East and West midlands towns and cities, including Tamworth, Birmingham, Nottingham Derby and Leicester. Ashby is also within the National Forest with Hicks Lodge, Moira Furnace and Conkers Visitor centre all close by

TENURE

The property is Freehold

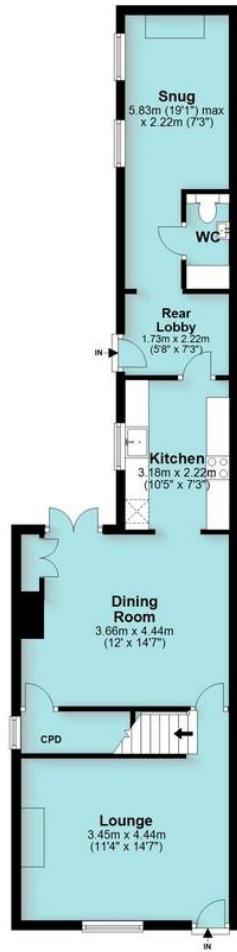
COUNCIL TAX

The property is in Band B





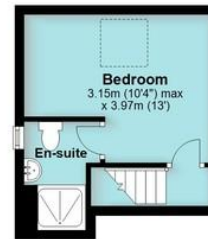
Ground Floor



First Floor



Second Floor



Total area: approx. 119.8 sq. metres (1289.2 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	53 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