



Ruthyn Close

Ashby-de-la-Zouch, Leicestershire, LE65 1FU

Offers Over £260,000

Property Features

- Modern and Deceivingly Spacious End of Terraced Residence
- Entrance Hall
- Lounge
- Breakfast Kitchen
- Guest Cloakroom
- Master Bedroom with En-Suite
- Two Further Bedrooms
- Family Bathroom
- Well Maintained Rear Garden
- Two Car Parking Spaces

Full Description

Taylor Cole Estate Agents are thrilled to offer 'for sale' this modern and deceivingly spacious end of terraced residence which occupies an enviable private position upon this sought after residential development. The property benefits from both UPVC double glazing and gas fired central heating, with accommodation briefly comprising: entrance hall, lounge, breakfast kitchen, guest cloakroom, master bedroom with en-suite, two further bedrooms, family bathroom, well maintained rear garden, two car parking spaces. Early internal viewing is highly advised.

Nestled in this superb tucked away position, this charming three bedroomed end of terraced property presents an excellent opportunity for downsizers and upsizers alike, with the property itself having two off road parking spaces to the fore, display of well maintained hedgerow, path leading to the side entrance gate and composite front entrance door providing internal access.

ENTRANCE HALL

The welcoming reception hallway has a secure composite front entrance door with double glazed window above offering natural light source, staircase off to first floor landing, radiator, quality wood grain effect flooring, doors off to:

LOUNGE

15' 1" x 15' 5" (4.6m x 4.7m)

The attractive living area boasts fantastic floor space for free standing lounge furniture, with feature media wall with recess points for TV and display recess beneath, wall sockets, three ceiling light points, two radiators, door into the understairs storage cupboard enclosing superb storage space, UPVC double glazed window and French doors opening out to the rear garden.



FITTED KITCHEN

8' 3" x 13' 5" (into bay) (2.51m x 4.09m)

Offering a matching display of base units and drawers, and having recess and plumbing for washing machine, recess and point for fridge, recess and plumbing for dishwasher, roll top working surfaces with inset stainless steel sink and drainer unit with hot and cold mixer tap over, complementary up-stands, quartz surround, built-in 'Zanussi' oven with matching four ring gas hob, stainless steel splashback and extractor hood over, wall sockets, matching range of wall units offering further storage space and housing for the 'Ideal Logic' combination boiler, UPVC double glazed bay window to the front aspect, radiator, ceiling light point, quality wood grain effect flooring.



GUEST CLOAKROOM

2' 9" x 5' 5" (0.84m x 1.65m)

Having a matching suite which comprises of a close coupled WC, corner pedestal hand wash basin with hot and cold mixer tap over and tiled splashback, ceiling downlighters, extractor fan, radiator, quality wood grain effect flooring.



FIRST FLOOR LANDING

Providing access to the loft hatch, wall socket, two tone banister rail, doors off to:

BEDROOM ONE

9' 4" x 10' 8" (2.84m x 3.25m)

The attractive master bedroom has ample floor space for free standing double bed and free standing bedroom furniture, and has a ceiling light point, wall sockets, radiator, TV connection point, UPVC double glazed window to the rear, door into:



EN-SUITE

6' 9" x 4' 6" (2.06m x 1.37m)

The modern suite has a walk-in shower with 'AquaGlaze' shower fitment, ceiling to floor tiled surround, glass side screen and sliding glass door, pedestal hand wash basin with hot and cold mixer tap and tiled splashback, close coupled WC, obscure UPVC double glazed window to the side, ceiling light point, extractor fan, shaver socket, wall mounted heated towel rail, modern wood grain effect flooring.



BEDROOM TWO

12' 8" x 8' 0" (3.86m x 2.44m)

Again being a double bedroom and having a UPVC double

glazed window to the front aspect, ceiling light point, wall socket, radiator, door into the built-in wardrobe enclosing hanging rail and shelving unit.

BEDROOM THREE

7' 5" x 7' 1" (2.26m x 2.16m)

Currently being utilised as a dressing room and having radiator, wall socket, UPVC double glazed window to the front aspect, ceiling light point.

FAMILY BATHROOM

7' 0" x 5' 11" (2.13m x 1.8m)

The family bathroom boasts a panelled bath with hot and cold mixer tap over and tiled surround, close coupled WC, pedestal hand wash basin with hot and cold mixer tap over and tiled splashback, ceiling light point, extractor fan, obscure UPVC double glazed window to the side aspect, wall mounted heated towel rail, quality wood grain effect flooring.

OUTSIDE

REAR GARDEN

Stepping out onto the slabbed paved patio area which provides superb outdoor seating and entertainment space, continuing path which leads to the side entrance gate, neat lawn which occupies the centre of the garden with borders to the left hand party boundary, timber fencing to all boundaries.

ANTI MONEY LAUNDERING

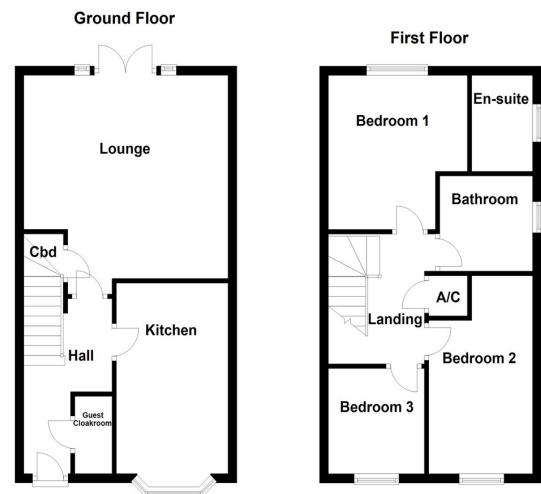
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

TENURE

We have been advised that this property is freehold, however, prospective buyers are advised to verify the position with their solicitor / legal representative.

VIEWING

By prior appointment with Taylor Cole Estate Agents on the contact number provided.



Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	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 are 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