



Ruthyn Close

Ashby De La Zouch,

LE65 1FU

Offers Over £570,000

Set on a private driveway, this **DOUBLE FRONTED DETACHED** home of 2250 sqft with **FIVE DOUBLE BEDROOMS** and **THREE RECEPTION ROOMS** offers fantastic space throughout and is set over **THREE FLOORS**. There is ample off road parking to the front leading to the **DOUBLE GARAGE**.



Property Features

- Double Fronted Detached Home
- Five Bedrooms
- Three Reception Rooms
- Large Kitchen Diner
- Jack and Jill En Suite
- Double Garage
- Private Driveway
- No Upward Chain
- Popular Location

Full Description

Situated in a popular development, just off Leicester Road, this modern double fronted detached home is ready for its next owner. Ruthyn Close is a private driveway cul de sac, which gives the perfect setting for a family home. The property offers five bedrooms, three reception rooms, dressing room and en suites. Arriving to the market for £600,000 and being sold with no onward chain.

When entering this property, you are greeted by a spacious, open entrance hall which has stairs leading to the first floor, access to the lounge, office, WC and Kitchen Diner. The lounge, spacious and neutrally decorated offers two windows to the front elevation, allowing the room to attract natural light with a door leading to the dining room. The dining room overlooks the rear garden and benefits from having patio doors leading to the garden and also a door leading the great sized kitchen/diner. With built in

appliances, large area for living or dining and a utility room just off the kitchen, makes this kitchen area without doubt a highlight of the property.

To the first floor, there are three double bedrooms including the master bedroom which stretches in excess of 16ft in addition to a dressing area with built in wardrobes and four piece en suite. Stairs leading to the second floor and a four piece family bathroom completes the first floor accomodation.

To the second floor, there are two further double bedrooms set off the landing both offering velux windows and with one of the double bedrooms having access to a jack and jill four piece en suite.

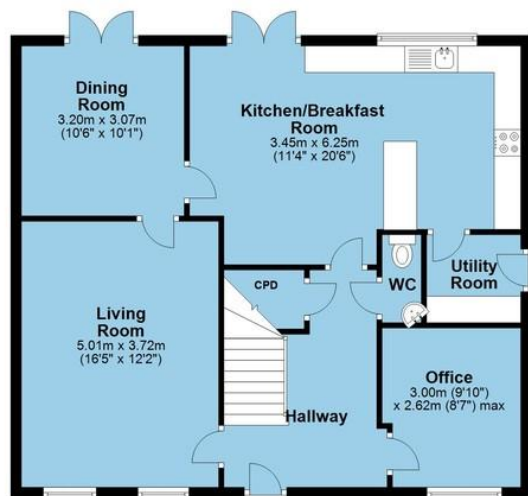
Externally, to the front of the property there is ample off road parking for multiple vehicles whilst providing access to a double garage. There is also a front lawned area. To the rear of the property, the garden is mainly lawned with a large decking area providing access to a summer house, seating area and access to the Hot tub area (which could be negotiated to be included with the purchase of the property).

Perfectly positioned in the Private Driveway of Ruthyn Close, situated on a David Wilson development just 10 minutes walk from Ashby town centre, where you can embrace the unique lifestyle and convenience that living within the town offers. A pleasant stroll past the Grammar School, St. Helen's Church, onto South Street leading into the hustle and bustle of Market Street. The array of shops,

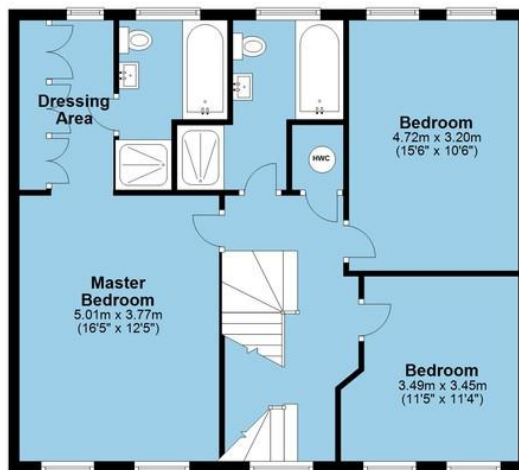




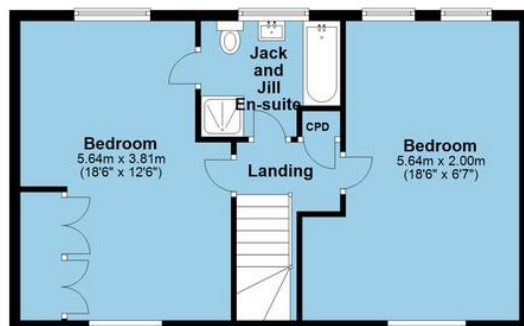
Ground Floor



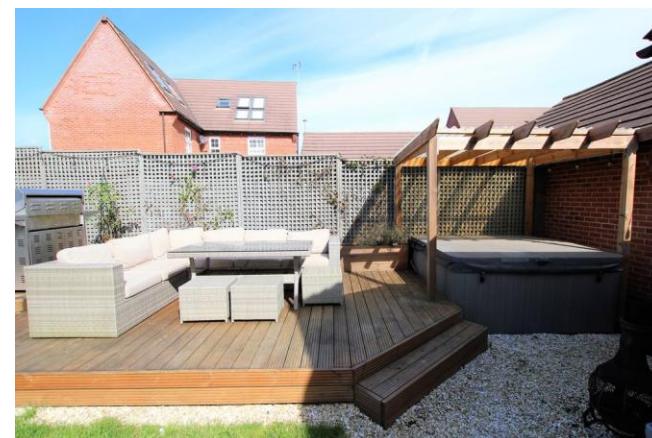
First Floor



Second Floor



Total area: approx. 209.1 sq. metres (2250.7 sq. feet)



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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