



## Marlborough Way

Ashby-de-la-Zouch,

LE65 2QH

Offers Over £230,000

A well presented SEMI DETACHED property offering TWO RECEPTION ROOMS located in this popular part of Ashby. There is a MODERN KITCHEN with built in appliances and a DOWNSTAIRS WC which is a huge bonus. There are THREE BEDROOMS on offer as well as a GARAGE to the rear of the property.



# Property Features

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- Semi Detached
- Three Bedrooms
- Lounge
- Dining Room
- Modern Kitchen
- Downstairs WC
- Garage
- Popular Location
- Low Maintenance Rear Garden
- Viewing

## Full Description

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Set in an ideal location within Ashby, this semi detached home provides both great living space on the ground floor in addition to three good sized bedrooms on the first floor. The kitchen is modern and just a couple of years old and also offers a utility area just off the kitchen. Having an extra benefit of a downstairs WC, this property arrives to the market at Offers Over £230,000.

Entrance into this semi detached home is via the hallway which offers access to the first floor, a WC which adds practicality for this home as well as the lounge and kitchen. The lounge, which faces the front aspect of the property stretches in excess of 14ft and provides a door to the dining room with patio doors to the garden and floods the dining room with natural light. This modern and contemporary kitchen, complete with built in fridge freezer, oven, microwave and hob for convenience. There is also a utility

area set off the kitchen which provides ample space for appliances.

Upstairs, you'll discover three generously sized bedrooms and a recently replaced wet room complete with WC and wash hand basin in addition to a cupboard on the landing housing the combination boiler.

Externally, there is a ideal sized front garden which is lawned and a pathway leading to the entrance as well as side access to the garden. The rear garden is fairly low maintenance and is paved whilst allowing rear access to the garage which is perfect for additional storage and has a roller shutter door.

Located on Marlborough Way, you'll be able to enjoy living life in the Town Centre and all that Ashby offers. From multiple great local Schools, a vibrant Market Street with its many Shops, Restaurants & Pubs as well as the Bath grounds to enjoy a quiet walk or watch a game of Cricket. Ashby is situated on the M42 making access to many East and West Midlands towns and cities commuter friendly and for outdoor living Ashby is right in the Heart of the Scenic National Forest with it's many leisure pursuits, including Hicks Lodge, Moira Furnace and Conkers visitor centre.

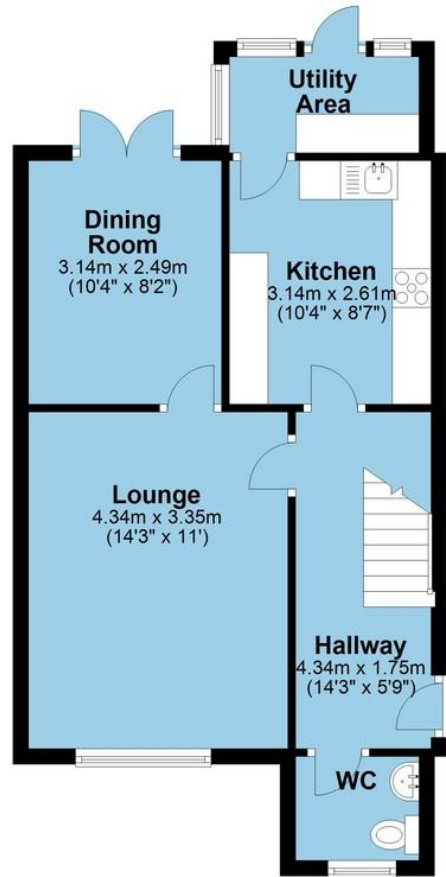
**TENURE** The property is freehold.

**COUNCIL TAX BAND** The council tax band is B.

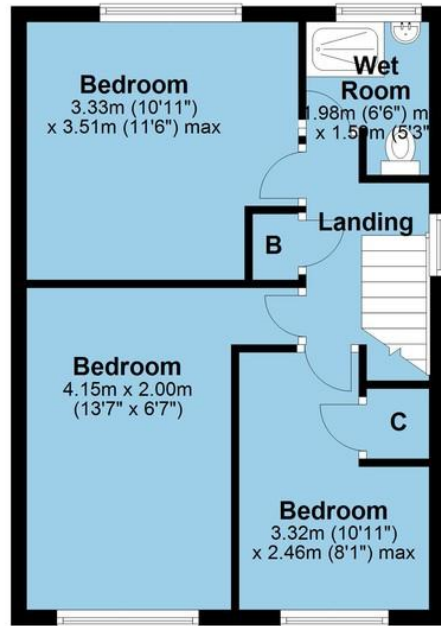




## Ground Floor



## First Floor



Total area: approx. 84.3 sq. metres (907.8 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	70 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 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