

# Knights Close

Ashby-de-la-Zouch, LE65 2JQ

John   
German



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£250,000

**Deceptive in its size, this bungalow comes to the market with no upward chain in a great cul de sac location within walking distance to Castle Medical Centre, the Co-Op store, Olive Branch Café and The Beeches. There is off road parking plus a garage and low maintenance garden to the rear.**

This modern end terrace bungalow lies in a quiet cul de sac setting and comes with the benefit of no upward chain. It is well presented and has easy walking access to Castle Medical Centre and the nearby amenities.

The property sits well back from the road behind a driveway which provides off road parking and access to an integral garage. An entrance door leads you into the reception hall that in turn leads to a generously proportioned open plan lounge and dining room which has a large picture window flooding the room with natural light. There is coving to the ceiling and at the focal point of the room is a feature fireplace with raised hearth and back with inset living flame style gas fire.

The kitchen is fitted with an extensive range of base and wall mounted cabinets running along two sides of the room. There is space for a gas cooker, the usual appliance space for a washing machine, extractor hood and an inset one and a half bowl sink with mixer tap and ceramic tiled splash backs. A uPVC double glazed door leads out to the rear garden.

The bungalow offers two bedrooms - one single and one double which has the benefit of a uPVC double glazed window with views to the rear.

The family bathroom is fully tiled and finished in white with panel bath with mains shower above and folding screen, pedestal wash hand basin and WC. There is a useful fitted storage cupboard.

Outside to the rear you will find gardens have been landscaped for ease of maintenance with paved and gravelled areas. Gated side access leads to the front.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Services:** Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency) [www.nwleics.gov.uk](http://www.nwleics.gov.uk)

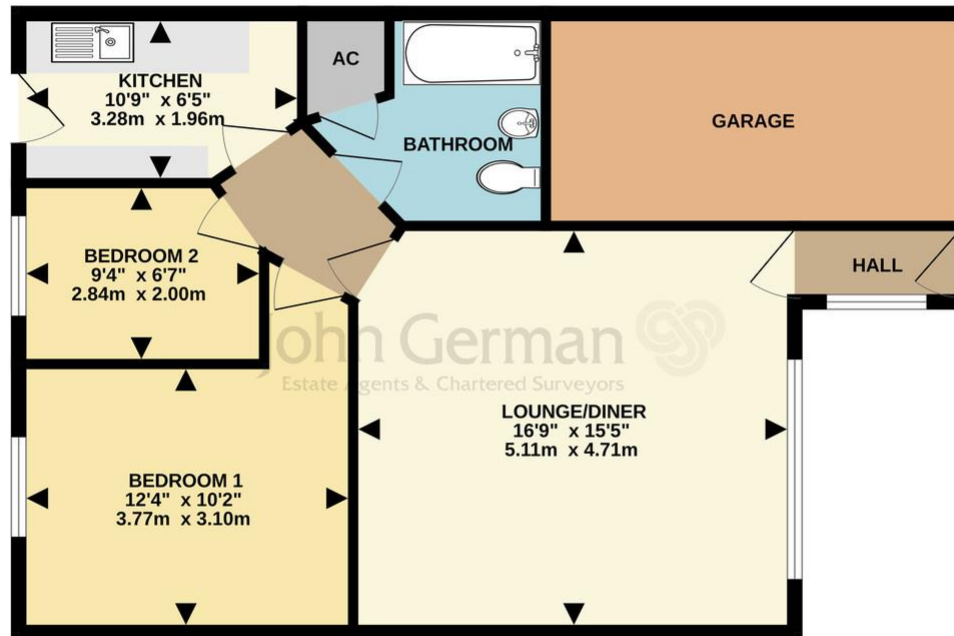
**Our Ref:** JGA/09102023

**Local Authority/Tax Band:** North West Leicestershire District Council / Tax Band B





## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Agents' Notes

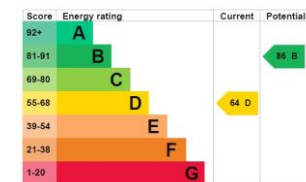
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**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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