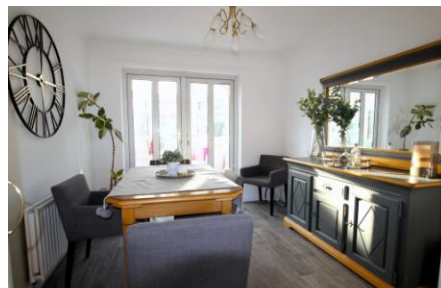




Castle Way
Ashby-de-la-Zouch
LE65 2RY

Offers Over £365,000

A SPACIOUS 4 bedroom, 2 bathroom DETACHED FAMILY HOME with HUGE POTENTIAL to further improve & extend, BEAUTIFULLY PRESENTED with new carpets & re-decoration throughout, occupying an excellent PRIVATE PLOT within this quiet cul de sac, just off Tamworth Road within the Willesley School Catchment



Property Features

- Detached Home
- Spacious Interior
- Over 1500 Sq Ft
- Quiet Cul de Sac
- Potential to Extend
- 4 Bedrooms
- 2 Bathrooms
- 2 Reception Rooms
- Single Garage
- No Chain

Full Description

Quietly positioned within this established cul de sac just off Tamworth Road and literally yards away from Willesley School, this is a great opportunity to acquire a spacious well presented 4 bedroom 2 bathroom detached family home that offers huge potential to further extend and adapt to maximise the internal living space, whilst complemented by a low maintenance south westerly facing rear garden and single garage with ample parking.

Offered to the market with NO UPWARD CHAIN the property has recently been re-decorated, along with new floor coverings and benefits from an efficient gas fired central heating system providing an EPC rating of D.

The deep entrance hall greets you as you enter with stairs off to the first floor, cloakroom/wc, the lounge provides comfortable family living with access to the good sized

dining room and conservatory which provides access onto the rear garden. The fitted kitchen enjoys a host of integrated appliances including double oven, fridge, freezer and washing machine.

On the first floor are four good sized bedrooms including the main bedroom with built in wardrobes and en-suite shower, finally the main family bathroom completes the first floor. Externally there is ample parking and access to the 30' long tandem garage, great for storage but offering potential to further adapt. The private rear garden is low maintenance yet offers scope to further landscape

Perfectly positioned just off Tamworth Road & Packington Nook Lane, opposite Western Park and literally yards from Willesley School, you can enjoy the unique Ashby Lifestyle of living within the town centre. With a gentle stroll along Tamworth Road and down through the Bath Grounds you can be in the town centre within minutes, sampling all the deli's, cafes, pubs, restaurants, shops and boutiques. The M42 is 2 minutes away and links up the midland's motorway network, with the National Forest right on your doorstep

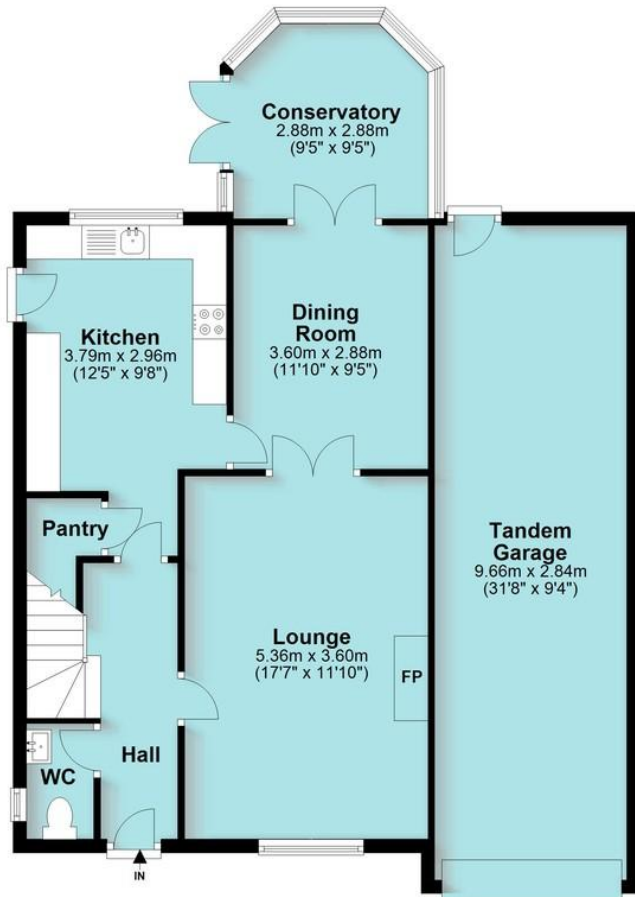
TENURE We are advised the property is Freehold

COUNCIL TAX The property is in Band E

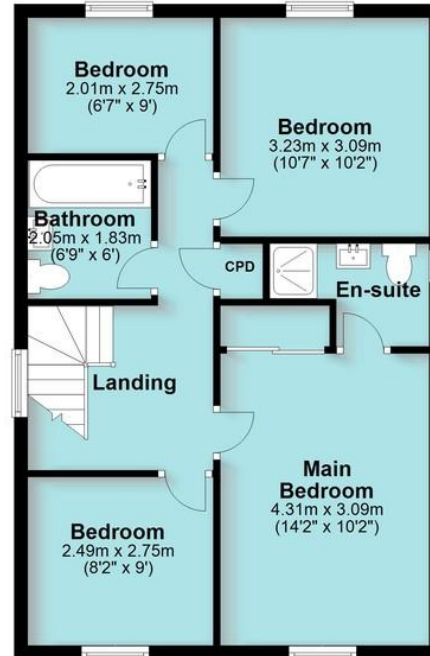




Ground Floor



First Floor



Total area: approx. 144.9 sq. metres (1559.9 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	60 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