



Spring Avenue  
Ashby-de-la-Zouch  
LE65 2RL

£325,000

A STYLISH 3 bedroom, 2 bathroom detached family home in EXCELLENT CONDITION, built by DAVIDSON HOMES in 2021 to their "BLABY" design, affording a SPACIOUS INTERIOR of 861 Sq ft with large DINING KITCHEN enclosed rear garden and SINGLE GARAGE



# Property Features

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- Detached Home
- Spacious Interior
- 861 Sq ft
- Davidson Homes
- NHBC guarantee
- 3 Bedrooms
- 2 Bathrooms
- Dining Kitchen
- Enclosed Garden
- Single Garage

# Full Description

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Built by Davidson Homes in 2021 on their flagship Tudor Rise development under a 10 year NHBC warranty, to their "Blaby" design, this spacious well presented 3 bedroom family home enjoys 861 Sq ft of living space complemented by a good sized rear garden, long driveway and single garage.

Perfectly positioned on this ever popular development the property comes with all the expectations of owning a brand new home including an efficient gas fired central heating system, UPVC windows, successfully combining to give an excellent EPC rating of B, ensuring the property is both economical in terms of running costs and low in maintenance.

On entering you are welcomed by the deep entrance hall, cloakroom/wc the spacious lounge is perfect for family

entertaining, whilst the dining kitchen is fitted with integrated appliances and overlooks the rear garden. On the first floor are three good sized bedrooms including the main bedroom with built in wardrobes and en-suite shower room, the main family bathroom completes the first floor.

With a long driveway approach there is ample parking with access to the single garage and a good sized lawned rear garden with patio.

Situated on the fringe of Ashby town centre just off Burton Road, you can embrace the lifestyle that Ashby offers, you can easily walk into Ashby town centre, with a pleasant stroll along Burton Road and Kilwardby Hill into the hustle and bustle of Market Street.

The array of shops, boutiques, coffee houses, restaurants and pubs ensure there is always something to do, with the Library, Hood Park Leisure centre and Ashby Castle providing interesting leisure pursuits. The M42 provides swift access to the midlands motorway network leading to many towns and cities including Tamworth, Birmingham and Derby all within 45 minutes drive.

## TENURE

We are advised the property is Freehold

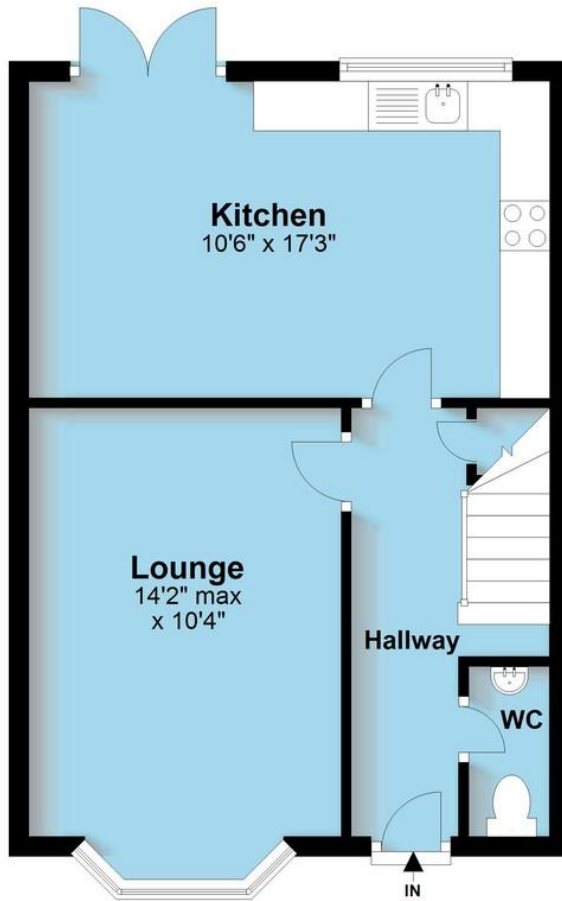
## COUNCIL TAX

The property is in Band D

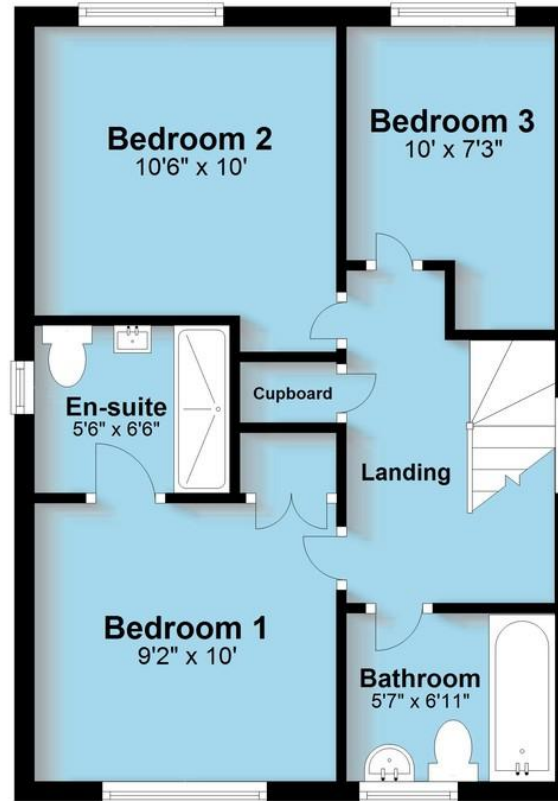




## Ground Floor



## First Floor



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         | 95 A      |
| 81-91 | B             | 84 B    |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

8 The Pass Courtyard  
43 Market Street  
Ashby-De-La-Zouch  
Leicestershire  
LE65 1AG

[www.whiteheadsestates.co.uk](http://www.whiteheadsestates.co.uk)  
[info@whiteheadsestates.co.uk](mailto: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