

Meredith Road

Ashby-de-la-Zouch, LE65 2JW



A lovely modern news property set within close proximity to town with accommodation including a hall, guest's cloakroom, full width lounge with French doors, modern fitted kitchen, three bedrooms, en suite and a family bathroom plus gardens and parking to rear.

£225,000

John German

This modern mid terrace home sits on a popular small development which has lovely walking access into town through Hood Park. The property would make an ideal family home, first time buy or buy to let investment property.

Embrace the lifestyle that living in the historic market town of Ashby offers, being able to walk into town along the many walks and pathways to a bustling high street filled with coffee shops, boutiques, restaurants and bars is one of its many joys. The famous butchers, Taylors, has queues around the block at the weekends, and who can say no to a pizza and cocktail at Zamanis or a trip to The Tap at No 76 on an evening. A walk through the Bath Grounds is always pleasant, whatever the time of year; in the Summer the thwack of Willow on Leather can be heard here on Sunday afternoon and is a popular event for a family picnic. All this, more and of course the wonderful historic Ashby de la Zouch Castle.

Strategically, Ashby lies in the heart of the National Forest, right in the middle of the country, and is perfectly positioned for the busy commuter, with access via the M42 and M1 to many East and West Midlands towns and cities. Conkers, Moira Furnace and Hicks Lodge provide many leisure pursuits.

Accommodation - Behind the entrance door lies a reception hall with stairs leading off and a guest's cloakroom set beneath with wash hand basin and WC. A door to your right opens to reveal a modern fitted kitchen which has base and wall mounted cabinets that wrap around three sides of the room with complementary countertops with an inset stainless steel sink and mixer tap. There is an integral gas hob with extractor hood above, electric oven set beneath and space for a washing machine and under counter freezer. Tiled flooring runs throughout the kitchen area and it lies open plan through to the adjacent full width lounge which has a window to the rear and French double doors opening to the rear garden.

Leading off the first floor landing you will find there are three bedrooms, the master bedroom overlooks the rear garden and benefits from an en suite shower room with WC, wash hand basin and separate enclosed shower.

Bedrooms two and three have the use of a family bathroom which is finished in white with a bath, pedestal wash hand basin and WC with complementary tiling to two walls.

Outside - To the rear there is a driveway which provides off road parking for two vehicles. From here is gated access to the garden which has a paved patio, shaped lawn and planted display borders.

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

Property construction: Brick

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: TBC

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

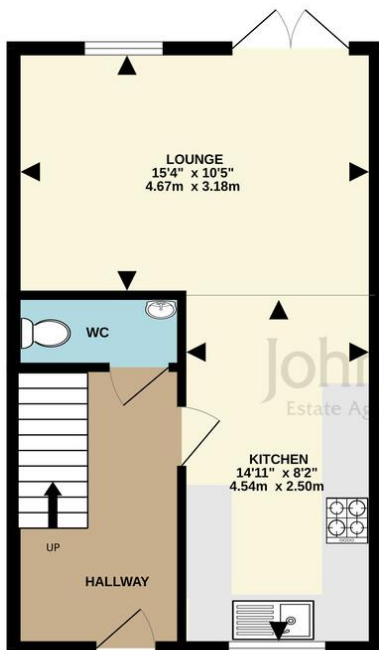
Local Authority/Tax Band: North West Leicestershire District Council / Tax Band B

Useful Websites: www.gov.uk/government/organisations/environment-agency

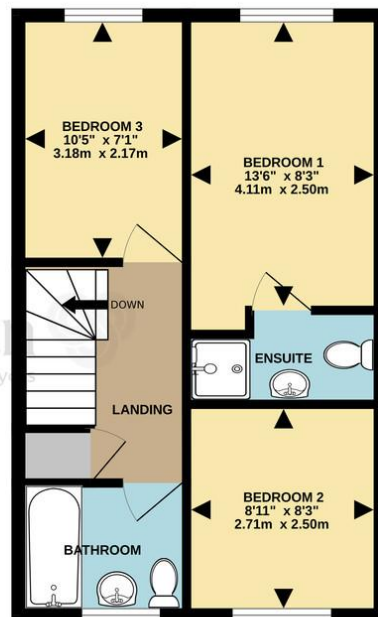
Our Ref: JGA/01032024

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GROUND FLOOR



1ST FLOOR







Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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