

Spring Avenue

Ashby-de-la-Zouch, LE65 2RL



Lovely detached family home set on this sought after development offering stylish and spacious living extending to around 1022 sq.ft including a large open plan kitchen/diner at the heart of the home alongside a bay windowed lounge, guest cloaks, utility, 3 bedrooms and 2 bathrooms.

£350,000

John German 

Built by award winning Davidsons homes, this detached family home benefits from NHBC warranty and a superb location that is perfect for families. Ashby Hastings primary school, Castle Medical Centre, The Olive Branch café and The Beeches pub are also nearby and within walking distance.

Set beneath a canopy porch, an entrance door opens to reveal a central reception hallway with stairs leading off and a door off to the guest's WC.

There is a lovely dual aspect lounge that runs the full depth of the property and is complemented by the matching full depth open plan kitchen/dining room which has attractive contemporary cabinets and complementary countertops running along two sides of the room. There is an integral gas hob with stainless steel splash back and matching hood above together with an eye level oven, integrated dishwasher and fridge freezer. There is ample space for a dining table and from the dining area, double French doors take you out onto the rear garden.

Leading off the kitchen is a useful utility room with the usual appliance spaces and a useful understairs storage cupboard plus a door leading to outside.

On the first floor you will find three good sized bedrooms, the master bedroom has the benefit of built in wardrobes and a lovely contemporary white en suite shower room with wash hand basin, WC and oversized double width shower alongside modern tiling to the walls.

There are two additional good sized bedrooms and both are served by the family bathroom that has a white suite comprising panel bath with shower mixer tap and glazed screen, pedestal wash hand basin and WC.

Outside, landscaped gardens lie to the rear of the property with a lawned area and an extensive paved patio, perfect for entertaining during the coming summer months.

A driveway wraps around to the rear of the property where you will find a single garage.

Note: There is an annual greenspace charge applicable, we currently await the figure.

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: Mains

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

Broadband type:

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 D

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

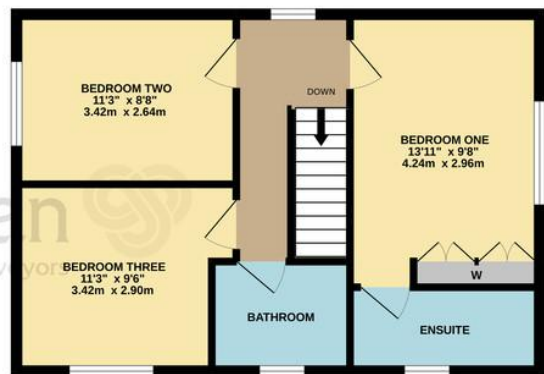
Our Ref: JGA/08032024

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GROUND FLOOR



1ST FLOOR



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Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Agents' Notes

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