

Castle Way

Ashby-de-la-Zouch, LE65 2RY

John German







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£420,000

A fabulous three bedroom, two bathroom bungalow with gardens backing onto fields in a sought after setting. Offered for sale with no chain, it has a large lounge/dining room, luxury refitted breakfast kitchen, family shower room plus an en suite to the master, a large driveway and double garage.

A rare opportunity to acquire an excellent sized bungalow in a sought after cul de sac location on the edge of Ashby backing onto fields with lovely views and a sunny aspect. The property is being sold with the advantage of no upward chain.

Accommodation - An entrance porch has a uPVC entrance door and a glazed inner door leading you into a central reception hallway around which all rooms radiate. There is an open plan lounge/dining room, the lounge has a feature brick fireplace at its focal point and a front facing bow uPVC double glazed window. The dining area is spacious and easily accommodates a large family table, perfect for family gatherings.

Next is a character oak refitted kitchen, which has shaped granite countertops and inset sink with integrated plate rack above, feature pull out storage baskets, a fitted dedicated breakfast bar, space for a range style cooker with stainless steel extractor hood above plus space for a washing machine hidden away behind one of the cupboard doors. Tiled flooring runs throughout and French glazed doors lead outside to a breakfast patio area with views of the fields.

The bungalow offers three bedrooms, bedrooms one and two have fabulous views over the paddock to the rear and bedroom one also benefits from its own en suite shower room with WC, wash hand basin and an enclosed shower. Bedroom two is a lovely double room that as previously mentioned has field views, also with patio doors that accesses an adjoining conservatory providing a superb living space with tiled floor, sitting area and views over the southerly facing gardens and paddock behind. Bedroom three comes with fitted wardrobes along one wall and a dressing table to the side. Last but not least there is a refitted contemporary shower room which has a large walk-in frameless shower area with glazed shower screen, complementary tiling to the walls, WC, ladder towel radiator, vanity unit with inset wash hand basin with mixer tap above.

Outside - The property sits at the head of a cul de sac with driveway to the fore providing extensive off road parking and access to a double garage which has electric up and over entrance door, light and power points. Gated side access to the property leads around to the rear garden that are laid mainly to lawn and back onto fields with beautiful views.

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: Fibre

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/03042024

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Approximate total area⁽¹⁾
1426.86 ft²
132.56 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Agents' Notes

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



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