

# Millfield Close

Ashby-de-la-Zouch, LE65 2JS



Link detached family home set upon a large corner plot with excellent sized rear garden. It has a refitted full width open plan kitchen diner alongside lounge, three bedrooms and family bathroom. There is off road parking and garage. Viewing essential.

£250,000



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The property can be found at the head of the cul de sac sitting behind back behind driveway with garage beyond.

The entrance door takes you into a front entrance porch which in turn accesses the through reception hallway with stairs leading off.

Immediately to your left you will find there is the lounge which has an Adam's style fireplace with inset fire at its focal point, dado rail, coving to the ceiling and front facing uPVC double glazed window.

Perfect for family life and entertaining, the kitchen and dining room have been opened up into one much larger contemporary living space. The kitchen has been beautifully refitted with a range of base and wall mounted cabinets which wrap around two sides of the room with complementary timber countertops, integral ceramic hob with extractor hood above alongside double oven and a range of other appliances. There is a central breakfast bar island and ample space for dining table in the room. Leading off the kitchen uPVC double glazed French doors with a second entrance door, open out onto the rear garden.

Return to the hallway and take the stairs to the first floor and here you will find there are three bedrooms arranged around the landing. Bedroom one has the benefit of fitted wardrobes with sliding mirrored doors.

All three bedrooms have the use of the family bathroom which has been finished with complementary tiling to the walls with inset border tile, a white suite comprising panelled bath with shower mixer tap and folding shower screen, pedestal wash hand basin and WC.

Outside, to the rear of the property is an amazing sized garden which is laid principally to lawn with two patio areas, children's play area, planted borders and timber shed.

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

**Property construction:** Standard

**Parking:** Drive & garage

**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 C

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)  
[www.nwleics.gov.uk](http://www.nwleics.gov.uk)

**Our Ref:** JGA/15052024

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Approximate total area<sup>1</sup>

825.74 ft<sup>2</sup>  
76.71 m<sup>2</sup>

Reduced headroom

10.71 ft<sup>2</sup>  
1 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

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

GIRAFFE360









| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 84 B      |
| 69-80 | C             | 71 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



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Burton upon Trent | Derby | East Leake | Lichfield  
Loughborough | Stafford | Uttoxeter

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