

# Beaumont Avenue

Ashby-de-la-Zouch, LE65 2NF

John  
German









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Offers Over £340,000

Fabulous extended detached bungalow with long mature gardens, parking for multiple vehicles plus garage and a breath-taking L shaped feature refitted kitchen/diner with part vaulted ceiling. There are three bedrooms, luxury refitted bathroom with bath and separate shower, plus large lounge with open fire.





Bungalows of this size and standard are rare in Ashby and we cannot recommend viewing strongly enough to appreciate the fantastic living space which is coupled with a gorgeous garden to the rear.

The property sits back behind a brick wall with driveway providing plentiful parking alongside access to a single garage.

There is an entrance porch with guest cloakroom leading off and a glazed internal door takes you through into an open plan extended kitchen/dining room. Beautifully appointed, it has an array of Hacker high gloss cabinets wrapping around the room with gleaming quartz countertops and central breakfast bar feature island with inset hob and extractor over and a vaulted ceiling above with inset skylights. The kitchen comes equipped with a wide range of integrated appliances and there is plenty of room for a large family dining table.

A central hallway leading off the kitchen takes you to an excellent sized lounge with a feature open fireplace and dual aspect windows ensuring the room is flooded with natural light.

The property offers three bedrooms with bedrooms one and two both being double in size and overlooking the beautiful rear garden. The family bathroom has been superbly appointed and refitted with a contemporary white suite comprising panelled bath with mixer tap, pedestal wash hand basin, concealed cistern WC, separate walk in frameless large shower area with feature mosaic tiling and electric shower above. Beautiful tiling runs around the remainder of the room and there is a chrome ladder style towel radiator.

Outside, prepare to be amazed, the garden to the rear is just gorgeous, beautifully landscaped and well proportioned with various patio areas dotted around to take in the summer sunshine. A winding pathway leads through lawns, flanked by mature borders to the top section of the garden where there is a timber summer house, shed and vegetable garden area. The garden benefits from not being overlooked and offers great privacy.

**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:** ADSL copper wire - 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)

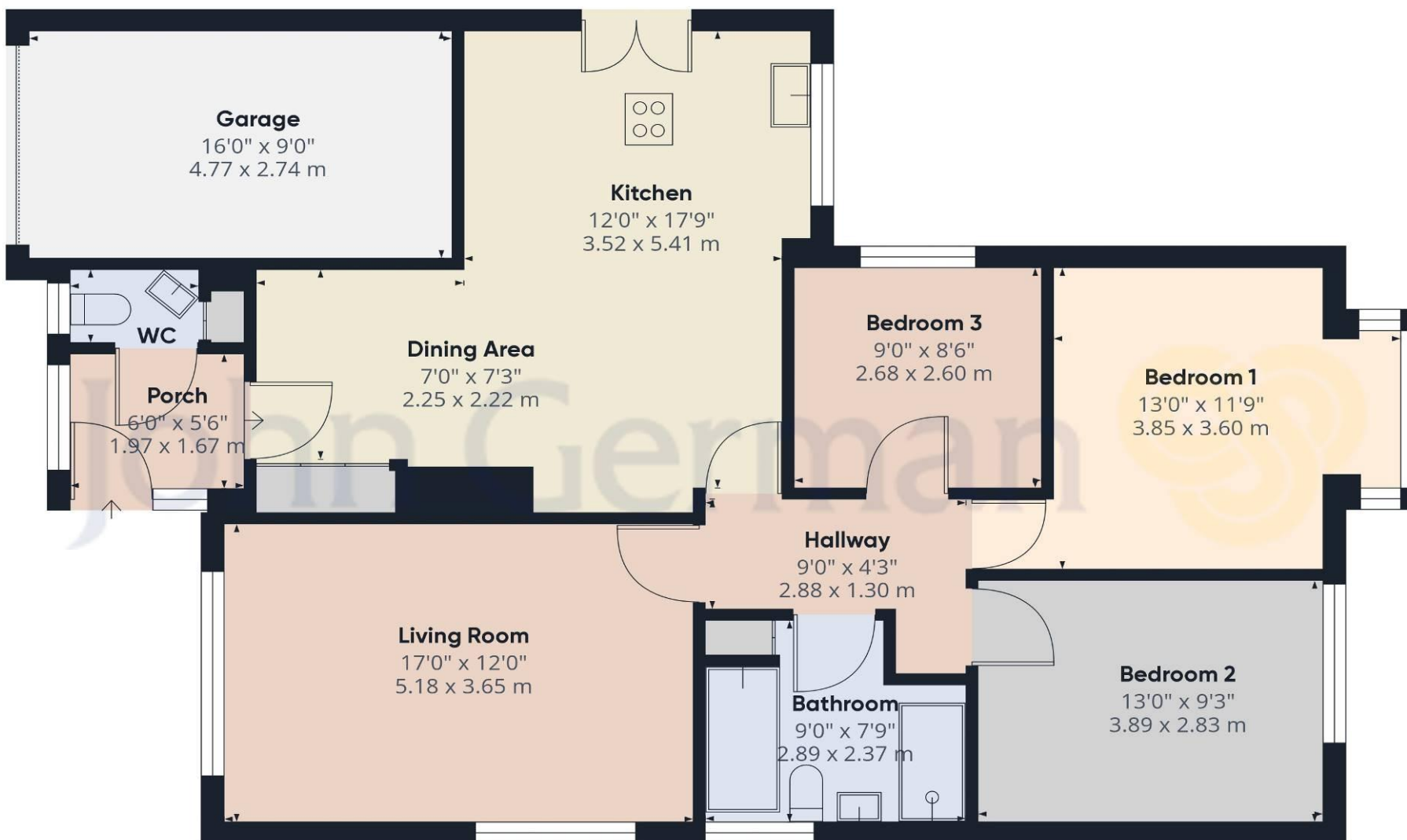
**Our Ref:** JGA/23072024

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Approximate total area<sup>(1)</sup>

1160.24 ft<sup>2</sup>  
107.79 m<sup>2</sup>

(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		82 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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