

Bishop Hall Road

Ashby-de-la-Zouch, LE65 2UR



This recently built family home offers a delightful outlook towards the distant countryside and benefits from a large drive with garage, landscaped rear garden, full width kitchen diner, lovely lounge, guest's cloakroom and the master bedroom has a private en suite.

£275,000



John German 

This modern three bedroom semi detached home is set upon the popular Ashtree Gardens Bellway development on the fringes of the ever popular town of Ashby de la Zouch. 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.

The property sits back from the roadside behind a lawned garden and a pathway approach. To the right is a long driveway providing off road parking alongside access to the single garage beyond which has an up and over door.

The main entrance door lies beneath a sheltering canopy porch and within you will find the hall with a spacious guest's cloakroom leading off. Next is the lounge, a well proportioned reception room having a front aspect and a hardwearing, attractive herringbone design LVT flooring underfoot. Beyond the lounge is the full width open plan dining kitchen that is well equipped with a wide range of shaker style cabinets wrapping around two sides of the room incorporating an integral hob and oven with extractor hood plus a full sized fridge freezer. The dining area has an attractive feature panelled wall and French glazed double doors flanked by picture windows overlook and take you out to the gardens beyond.

Upstairs on the first floor you will find there are three bedrooms, the principal bedroom has the benefit of fitted wardrobes alongside its own private en suite with an oversized double width shower cubicle that is fully tiled with mains shower above, WC and pedestal wash hand basin.

Bedroom two similarly has a fitted wardrobe and along with bedroom three they share the family bathroom is finished in white comprising a panel bath, pedestal wash hand basin and WC with half height tiling to the walls.

To the rear a paved patio area is accessed immediately from the kitchen and the remainder is laid mainly to lawn. At the top, tucked away in a secluded spot behind the garage is a raised timber decked second patio. Gated access takes you to the side driveway.

Note: There is a greenspace charge for maintenance of communal areas, currently £120 per annum.

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

Property construction: Brick **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:

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/28062024

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Ground Floor



Floor 1

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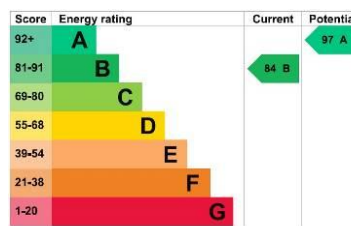
Approximate total area¹⁾
727.98 ft²
67.63 m²

(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.

GIRAFFE 360





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Agents' Notes

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