



A beautifully presented, spacious and light home in a countryside setting with a well sized private rear garden and driveway parking. No chain.

Offers over £240,000





This property would make an ideal purchase for first time buyers, professional couples, those wishing to downsize or buy to let investors.

The property is accessed via a private lane, turning off Ashby Road and is located approx. 2 miles away from to the bustling market town of Ashby-de-la-Zouch where a range of amenities including (but not limited to); schools, shops, boutiques, pubs and restaurants.

Public transport is well catered for by regular bus service; commuter access to the A/M42 is excellent.

Accommodation comprises three bedrooms, shower room, lounge, sitting/dining room, kitchen and conservatory.

Externally, the garden is of good size split into a patio seating area and lawned garden with mature borders. As is common, the neighbouring property has a pedestrian right of access. The driveway for the property is located to the rear of the garden and provides comfortable parking for two vehicles. There is potential to create additional hard standing parking to the side of the property where there is currently a small garden.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative). **Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Drive

Electricity supply: Mains Water supply: Mains

Sewerage: Septic tank (emptied July 2024 costing £150)

Heating: LPG

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

Broadb and 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: South Derbyshire District Council / Tax Band B

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

www.southderbyshire.gov.uk

Our Ref: JGA/30102024

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John German 🧐





Agents' Notes
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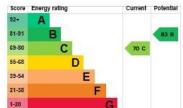
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surveyor. In making that decision, you should know that we receive up to £90 per referral.











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