

# Abbotsford Road

Ashby-de-la-Zouch, LE65 1AE



Fantastically positioned semi detached home laying adjacent to the development's open green and pond. It further benefits from no upward chain. Extending to circa 1095 sq ft, it offers a though lounge, open plan living kitchen diner, guest WC, three bedrooms, master ensuite and family bathroom.

Offers in Excess of £295,000



John German 

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.

**Accommodation:** The property sits in a fantastic position on the development, lying adjacent to the large open green area and balancing pond. It sits back from the road behind a lawned fore garden with hedge to two sides, tarmac driveway providing off road parking and access to a single attached garage which has an up and over entrance door, light and power, door to rear garden and internal door through to the kitchen.

A look inside this well-proportioned property will reveal a welcoming reception hallway with tiled flooring underfoot and a turning staircase leading off. Leading off the hallway also is a very useful guest cloakroom which has pedestal wash hand basin, WC and attractive half height panelling to the walls.

The lounge is next and runs full depth of the property with the view to the fore and the benefit of French double doors taking you out onto the rear gardens. A connecting door from the lounge takes you through to the superb open plan kitchen diner, this is a really well-proportioned living space which has tiled flooring underfoot and modern kitchen at its heart, fitted with base and wall mounted cabinets with roll top worksurfaces incorporating a gas hob with extractor hood above, eye level integral electric oven to the side. There is space for a washing machine, dishwasher and fridge freezer, and ample space for dining and sitting within the room. French double doors take you out to the rear landscaped gardens.

A look upstairs will reveal three well-proportioned bedrooms leading off the spacious landing. The master bedroom has the benefit of its own private ensuite shower room which has fully tiled oversized shower cubicle with shower above, pedestal wash hand basin, WC and a ladder style towel radiator. Serving the two remaining bedrooms is the family bathroom, this too is finished in white with attractive tiling to the walls and comprises panelled bath with glazed shower screen and mains shower above, WC, pedestal wash hand basin and again a ladder style towel radiator.

Outside, to the rear of the property you will find the gardens have been fantastically landscaped with an extensive paved patio area with artificial central lawn with raised sleeper edged planters around. The gardens enjoy a sunny southerly aspect.

**Note:** There is a communal service charge of £109 per annum.

**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:** Driveway

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Mains gas

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

**Broadband type:** TBC

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)

**Our Ref:** JGA04102024

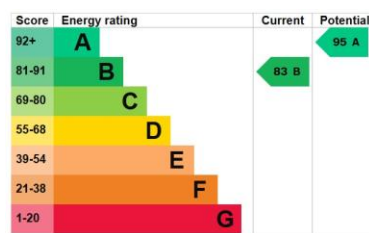
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John German

63a Market Street, Ashby-De-La-Zouch, Leicestershire,  
LE65 1AH

01530 412824

ashbysales@johngerman.co.uk

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