

Willowbrook Close

Ashby-de-la-Zouch, LE65 1JY



Fantastic opportunity to transform a detached family home in a sought-after location. This is a rare chance to acquire a detached family home in need of full renovation, situated in a popular residential area. The property offers excellent potential and features three bedrooms, a bathroom, a lounge, a kitchen, a dining room, off-road parking and a garage.

£250,000

John German

Accommodation

On the ground floor, the entrance porch leads into a spacious reception hallway with stairs to the first floor. To the right, you'll find a well-proportioned lounge with a front-facing walk-in bay window. At the rear, the separate dining room enjoys views of the garden and benefits from patio doors opening onto the outdoor space. This room flows partially open-plan into the adjacent kitchen, which overlooks the garden and provides access to the side carport. Upstairs, the first floor comprises three bedrooms and a family bathroom.

Outside

The property boasts a front garden, while a driveway to the side offers ample off-road parking and leads to a carport, with a detached garage beyond. The private rear garden is mainly laid to lawn, featuring mature planted borders.

Summary

A wonderful opportunity to acquire a family home in the sought-after market town of Ashby-de-la-Zouch, offering immense potential for renovation and personalisation.

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: TBC

Parking: Drive, garage & carport

Electricity supply: Mains

Water supply: Mains

Sewerage: TBC

Heating: TBC

(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 D

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

Our Ref: JGA/07032025

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TOTAL FLOOR AREA : 946 sq.ft. (87.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.





Agents' Notes

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Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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