

# Templar Road

Ashby-de-la-Zouch, Leicestershire, LE65 2AD

Asking Price Of £340,000





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Offered for sale with no upward chain is this detached David Wilson Homes-built former show-home.

The property enjoys a beautifully presented interior, a landscaped garden & double garage. It boasts 3 reception rooms, a breakfast kitchen, 4 double bedrooms, luxury en-suite shower & family bathroom.



This former show-home known as 'The Leyton' forms part of a recently completed, flagship development on the fringe of Ashby town centre, located off Smisby Road. It was built in 2013 by David Wilson Homes under a 10 year NHBC guarantee and has been carefully maintained by the current owners to the highest of standards.

Benefitting from a highly efficient gas fired central heating system and UPVC double glazing, the accommodation includes; an impressive entrance hall and lounge with French doors leading directly out to the paved patio area. There is a separate dining room, study and a superb breakfast kitchen with integrated appliances. Completing the ground floor is a useful utility room and guest cloakroom/wc.

On the first floor there is a master bedroom suite with a luxurious en-suite shower room, three further double bedrooms and a main family bathroom.

The house occupies a prominent corner position fronting onto Templar Road and Smisby Road. There is a double-width driveway providing ample off-road parking and a detached double garage. At the rear is a landscaped, low maintenance garden with a patio area.

This ancient market town is on the border of Leicestershire and Derbyshire. It is placed in the centre of a web of routes leading to most of the principal towns and cities of the Midlands. Ashby de la Zouch is at the very centre of the National Forest, one of the most ambitious environmental projects in this country with nature reserves, country parks and many tourist attractions.

Close to the centre of Ashby are the Castle ruins, modern museum, tourist information centre, library, theatre, leisure centre and several parks, and there are many local clubs and societies. The regular farmers market, daily indoor market, high street names and supermarket give a range of shopping opportunities whilst specialist shops, restaurants and tearooms are to be found in the courtyards and lanes of the town.

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

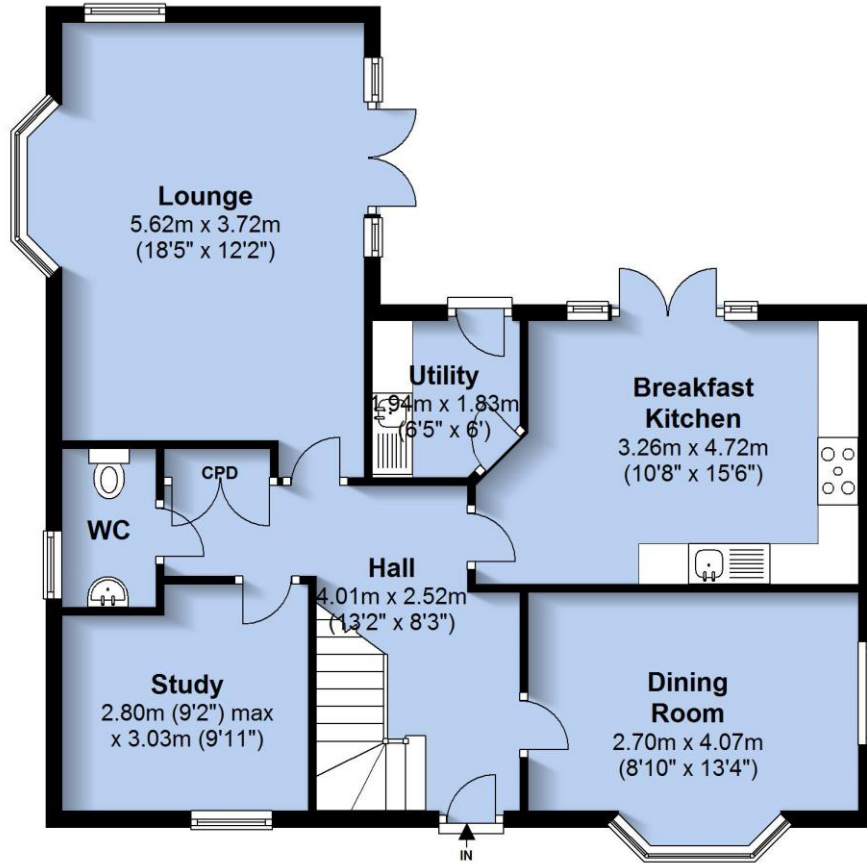
Services;  
Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.





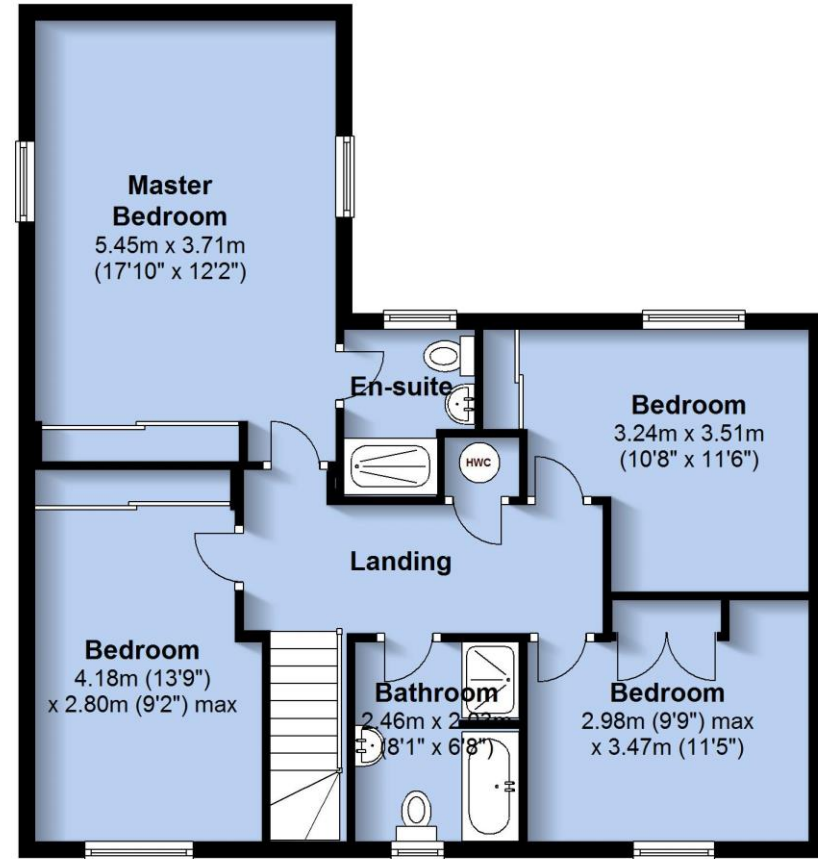
## Ground Floor

Approx. 73.4 sq. metres (789.7 sq. feet)



## First Floor

Approx. 72.9 sq. metres (785.1 sq. feet)



Total area: approx. 146.3 sq. metres (1574.9 sq. feet)



### Floor Plan Clause

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

### Measurements

Please note that our rooms sizes are now quoted in metres on a wall to wall basis. The imperial equivalent (included in brackets) is only intended as an approximate guide.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		91
(81-91) <b>B</b>	83	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



### John German

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