

# Windsor Road

Ashby-de-la-Zouch, LE65 1TW



A lovely extended 2/3 bedroom bungalow in a sought after location offering open plan lounge and dining room, a modern fitted kitchen, family bathroom, two double bedrooms and a useful study room plus landscaped rear gardens.

£250,000



John German

We heartily recommend early viewing to appreciate the location and accommodation that is on offer, it has been in the past extended to further improve the living space.

This attractive bungalow is located on a popular cul de sac with lovely footpath nearby leading through Bath Grounds into the market town of Ashby itself.

This single storey property has extended living space which leads off a central reception hallway. A large open plan lounge with arched dining area off provides a true open plan lounge and dining room, sitting at the focal point of the lounge is a feature fireplace with inset living flame gas fire and a front facing double glazed bow window.

The breakfast kitchen is well appointed with plentiful solid oak fronted base and wall mounted cabinets running along all walls with under cupboard lighting and complementary counter tops have inset gas hob with extractor hood above and oven set beneath. The counter extends to form a small breakfast bar area and there is an integral freezer alongside usual appliance spaces in addition to a Worcester Bosch gas combination boiler.

The property has two double bedrooms (was formerly three), bedroom one has a window looking over the rear garden with door leading you directly outside and has the benefit of an adjoining

study room that could be utilised as a dressing room, further bedroom or sitting room if required. Serving both bedrooms is a fully tiled bathroom with a white suite, ladder style radiator, bath with shower over, WC and wash hand basin.

### Outside

As mentioned the property sits in a very pleasant cul de sac setting with similar style properties and has a planted lawned foregarden and block paved driveway providing parking. Pedestrian access leads you to the side entrance door which leads you into the property itself. To the rear the gardens have been beautifully landscaped for ease of maintenance with raised walls, flowering beds and two dedicated patio areas that take full advantage of the morning and afternoon sun. The gardens benefit from not being overlooked. A laundry room/workshop has a personal door to both front and rear elevations and a base cupboard with inset sink and appliance spaces.

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

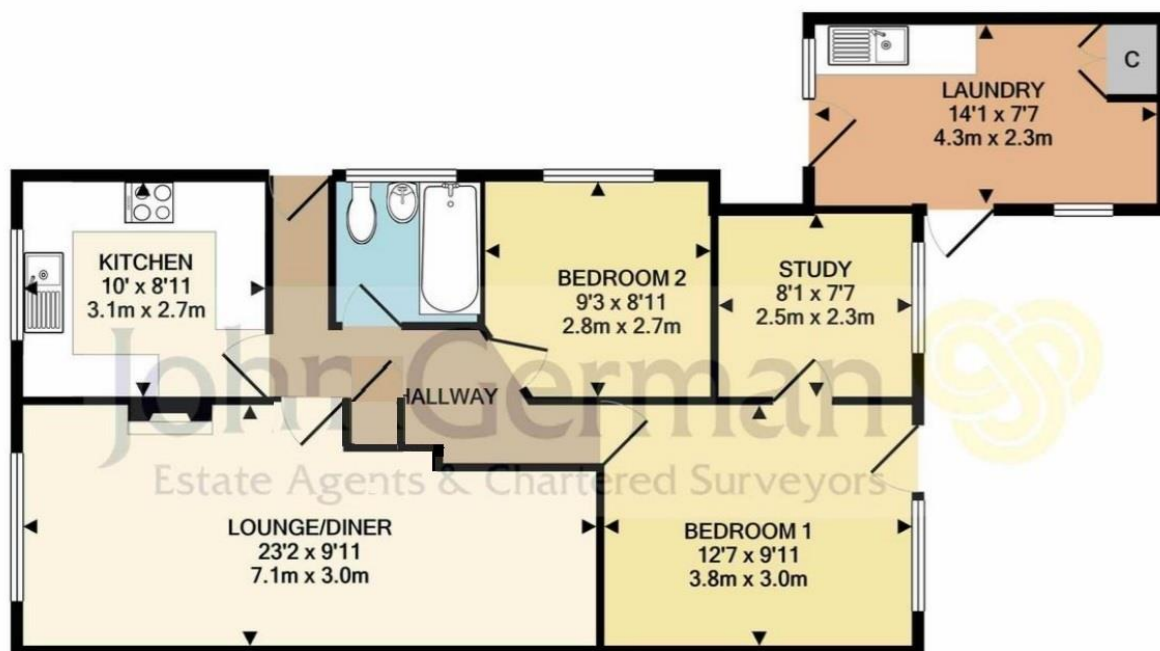
**Services:** Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

**Useful Websites:** [www.environment-agency.co.uk](http://www.environment-agency.co.uk)

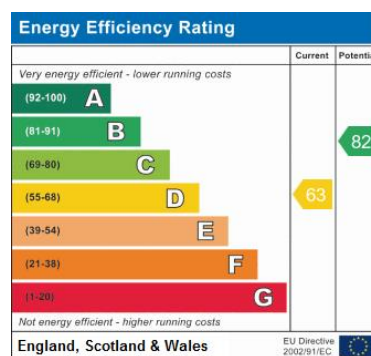
[www.nwleics.gov.uk](http://www.nwleics.gov.uk)

**Our Ref:** JGA/19102020

**Local Authority/Tax Band:** North West Leicestershire District Council / Tax Band C







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## Agents' Notes

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## Referral Fees

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**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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