





**** AMPLE PARKING AND A GOOD SIZE GARDEN **** This is a great opportunity to purchase a three bedroom semi detached home in the historic town of Ashby de la Zouch. The property benefits from upvc double glazed windows and a gas central heating system. In brief the property offers a hall with guest cloakroom, lounge diner with doors onto the garden and a fitted kitchen. Three first floor bedrooms and a family bathroom, the garage offers a rear utility room and the front is storage. Ample block paved parking and a rear garden.



HALL

Entrance door into the hall with stairs to the first floor, storage cupboard, radiator and doors to -

CLOAKROOM

Low flush wc and a vanity sink unit with wash hand basin and storage under.

KITCHEN

Fitted wall mounted, base and drawer units with works surfaces and a sink and drainer unit. Fitted double electric oven with gas hob and an extractor fan, plumbing for a dishwasher and further appliance spaces. Upvc double glazed window to the front and a door to the side.

LOUNGE DINER

Feature fire, radiator, upvc double glazed window and doors onto the garden.

UTILITY ROOM

The rear of the garage offers fitted units, work surfaces, plumbing and space for washing machine and a space for a tumble dryer. Door way to the front of the garage offering storage and an up and over door.

FIRST FLOOR LANDING

Airing cupboard and doors to -

BEDROOM 1

Built in wardrobes, radiator and upvc double glazed window.

BEDROOM 2

Upvc double glazed window and radiator.

BEDROOM 3

Upvc double glazed window and radiator.



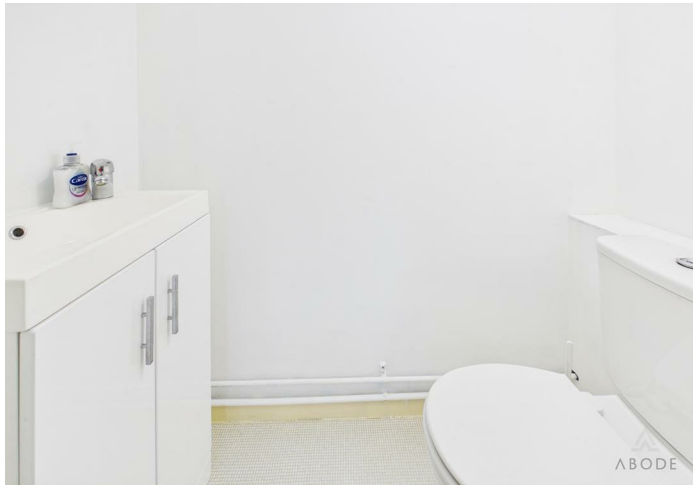
BATHROOM

Panel enclosed bath with a shower and shower screen, low flush wc, wash hand basin, radiator and upvc double glazed window.

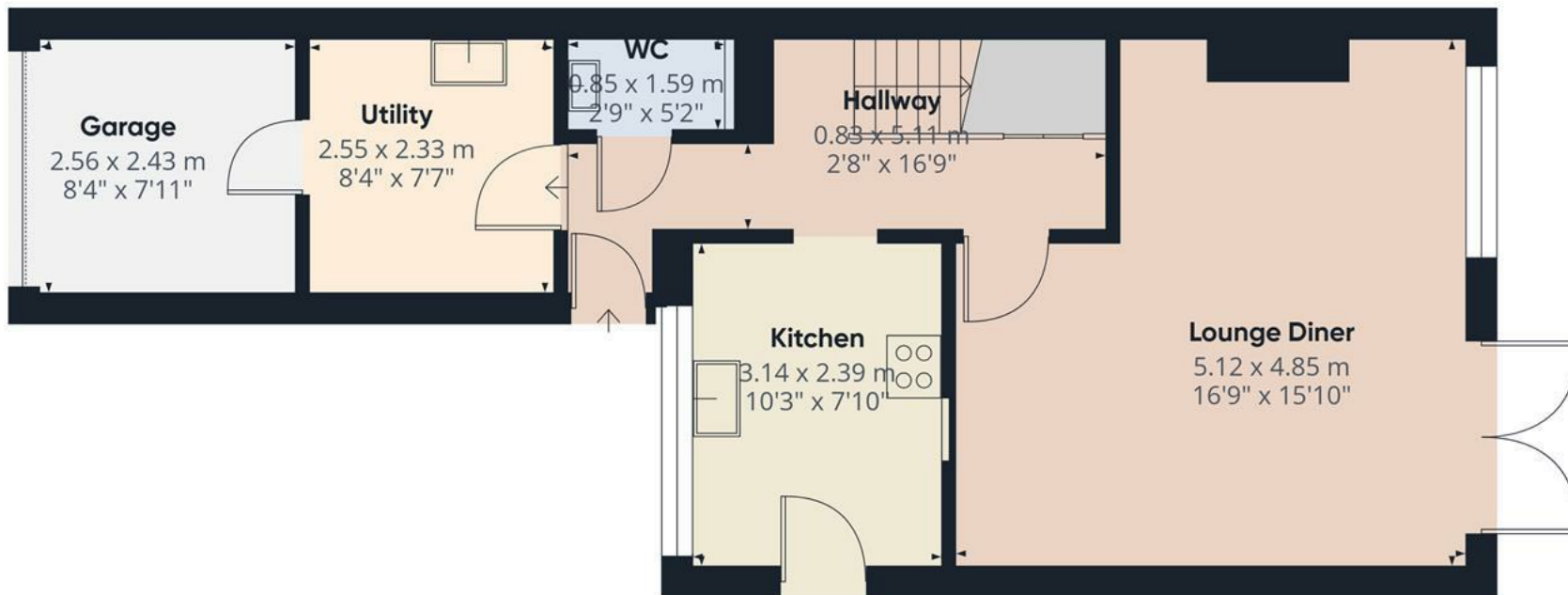
OUTSIDE

Block paved drive offering plenty of parking, side access to rear garden with beds and a paved patio.









Approximate total area⁽¹⁾

51.6 m²

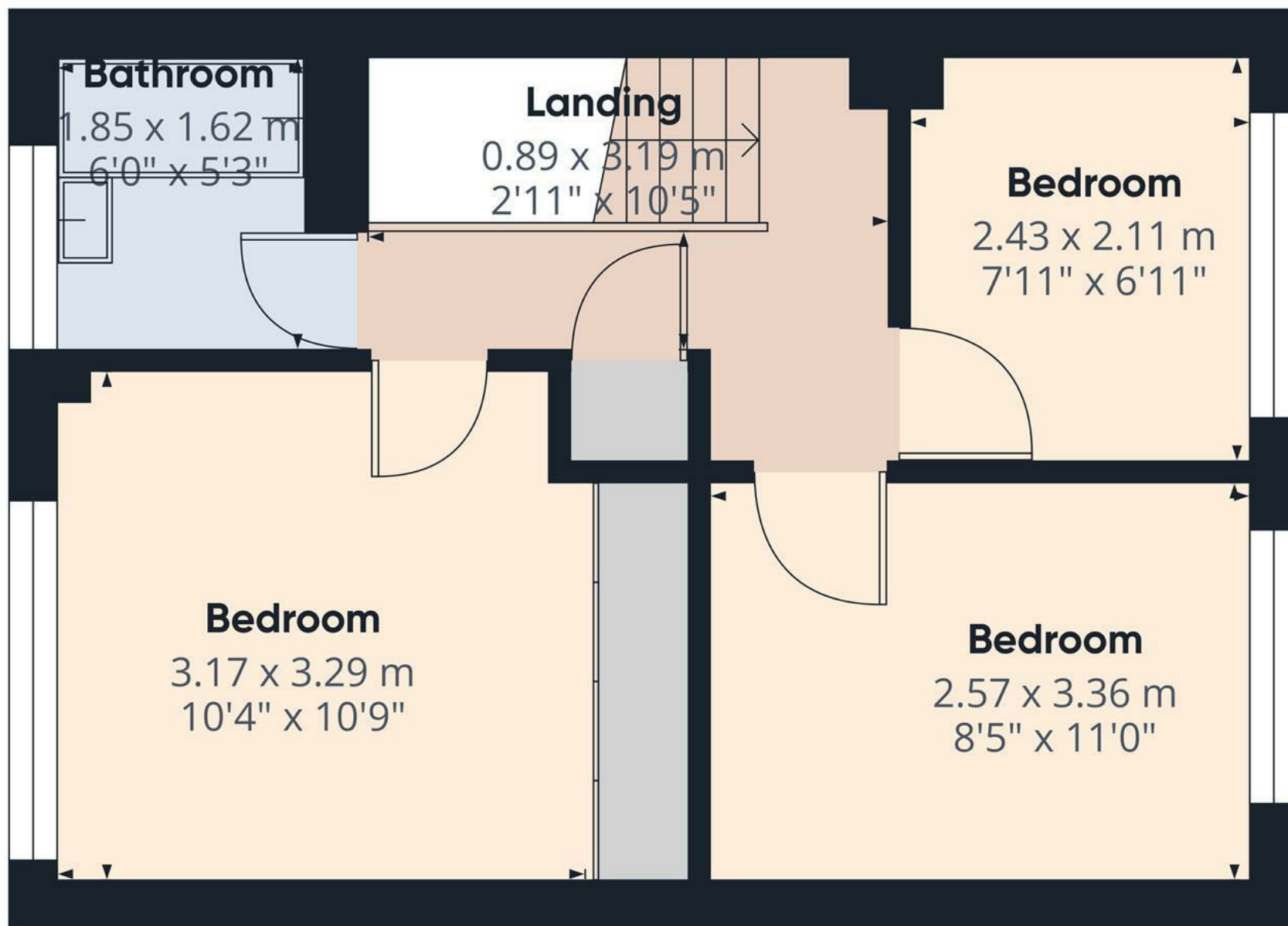
556 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 0



Floor 1

Approximate total area⁽¹⁾

34.4 m²
369 ft²

(1) Excluding balconies and terraces

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