





\*\*\*\* 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.



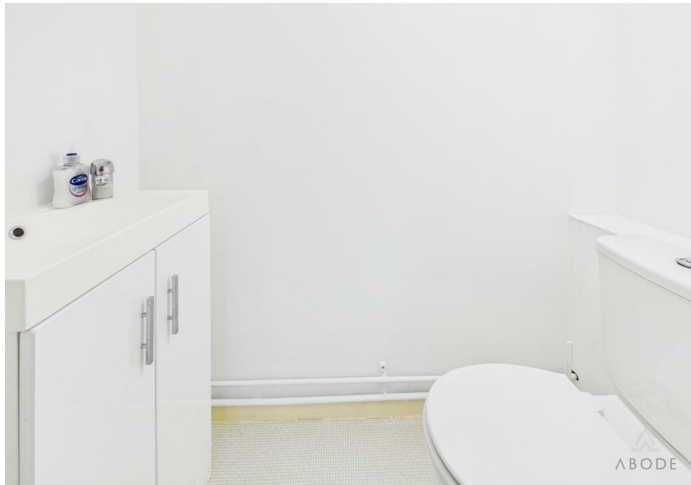
## BATHROOM

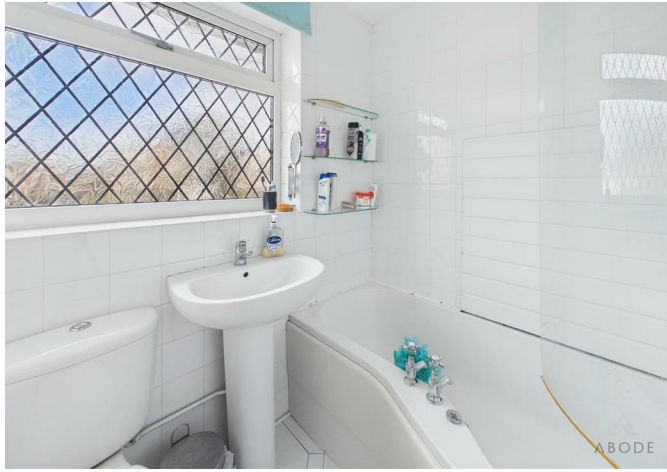
Panel enclosed bath with a shower and shower screen, low flush wc, wash hand basin, radiator and upvc double glazed window.

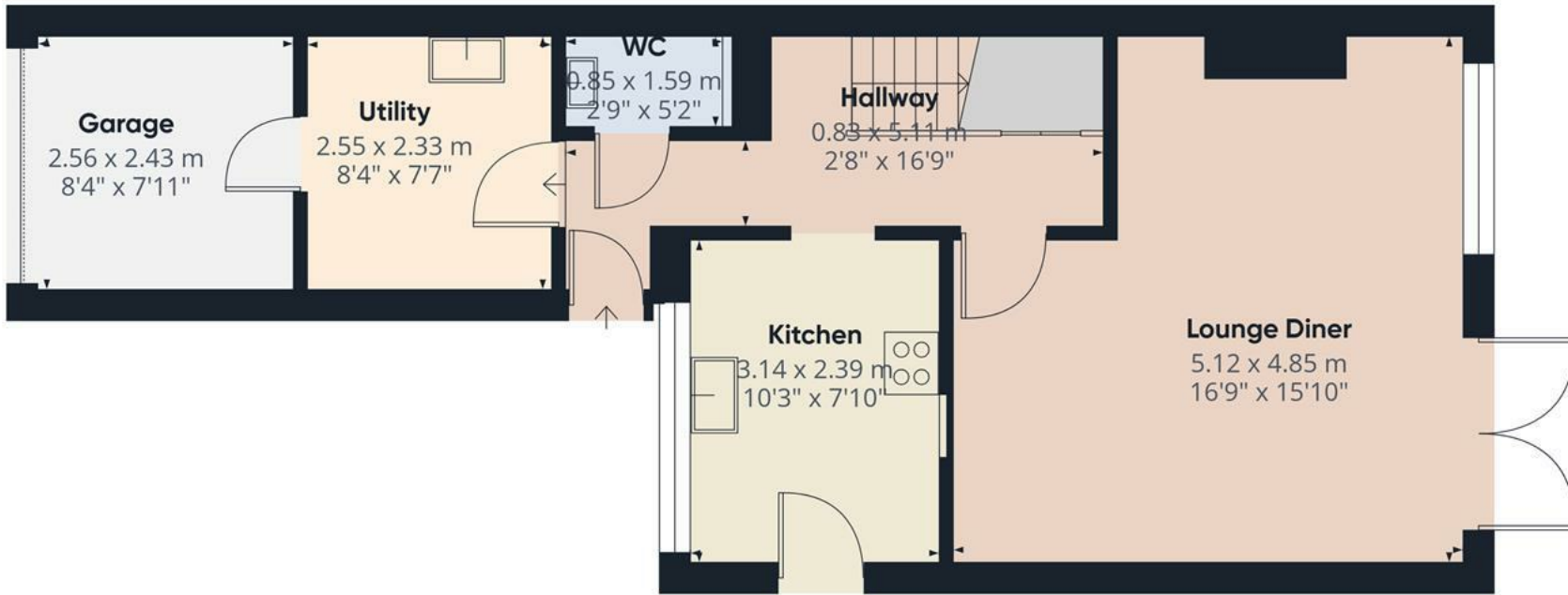
## OUTSIDE

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









Approximate total area<sup>(1)</sup>

51.6 m<sup>2</sup>  
556 ft<sup>2</sup>

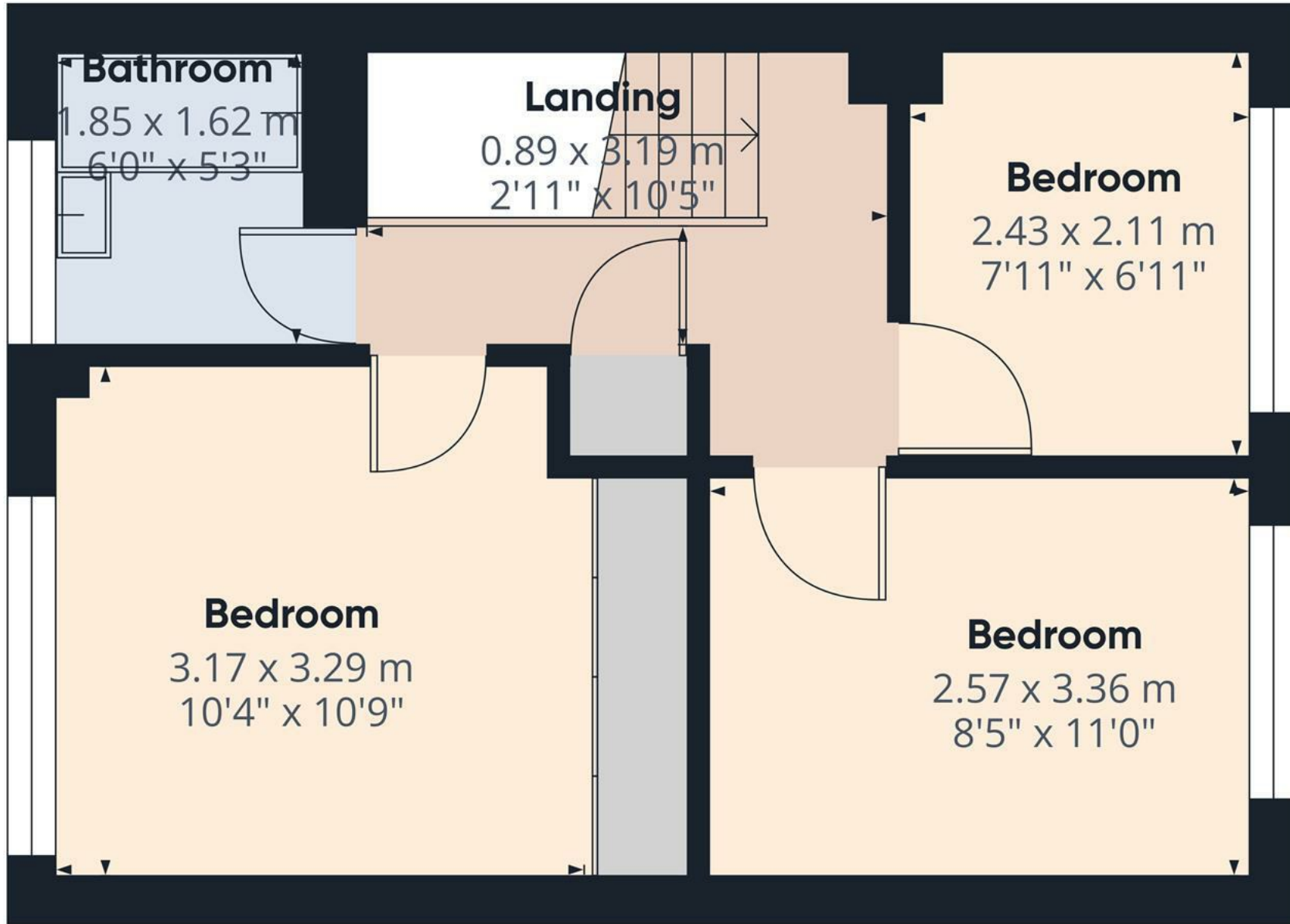
(1) Excluding balconies and terraces

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

GIRAFFE360



Floor 0



Approximate total area<sup>(1)</sup>

34.4 m<sup>2</sup>  
369 ft<sup>2</sup>

(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.

GIRAFFE360



Floor 1

