



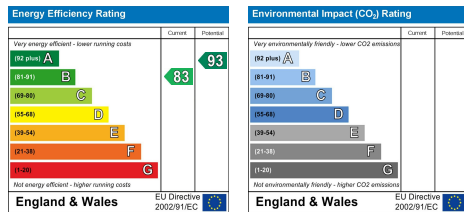
Ashfield Road, Desford  
Leicester, Leicestershire, LE9 9NY





## Ashfield Road, Desford Leicester, Leicestershire, LE9 9NY Offers In Excess Of £425,000

Perfect for growing families in search of more space, walk in and be surprised by this detached executive style family home situated on the new 'Paddocks' Bellway Homes development in the desirable village of Desford and must be viewed in person to be fully appreciated. Featuring gas central heating and double glazing throughout, the alarmed layout includes an entrance hall, lounge, kitchen diner, utility room and wc. Upstairs you will find four bedrooms (main bedroom with en-suite) and a family bathroom. The plot offers parking to the front leading to an integral garage, with a private garden to the rear. Offering a wide range of attractive attributes, an early viewing is therefore strongly recommended to avoid disappointment.



### Accommodation

Front entrance door opens into the:

#### Entrance Hall

Presented with parquet style flooring, the entrance hall offers a staircase rising to the first floor, central heating radiator, useful under stairs cupboard and doors to the lounge and kitchen diner.

#### Lounge

16'4" x 10'4" (4.98m x 3.15m)

The primary living space is presented with carpet flooring and offers a window overlooking the front elevation with fitted shutter blinds. There is also a central heating radiator.

#### Kitchen Diner

11'4" x 20'0" (3.45m x 6.10m)

A particular selling feature of the accommodation is the open plan kitchen diner fitted with a range of wall mounted and base units with complementary roll edge work surfaces over, matching splashbacks and tiled flooring. Features include a built in 'Zanussi' oven, 'Zanussi' four ring gas hob with fitted 'Zanussi' hob, integrated 'Smeg' dishwasher and fridge freezer and an inset 1.5 sink and drainer unit with mixer tap. Affording space for a table and chairs, there is a central heating radiator, window to the rear elevation, patio doors to the garden and open access through to the:

#### Utility Room

5'1" x 5'6" (1.55m x 1.68m)

Providing further storage and space for appliances, with an inset sink and drainer with mixer tap, concealed central heating boiler and space for washing machine. The utility room benefits from a bespoke made 'slot on' work surface' ideal for those occasions when needed further countertop space. With tiled flooring, central heating radiator and rear access door. A door leads to the:

#### Ground Floor WC

Fitted with a two piece suite comprising a wc and wash hand basin, with a central heating radiator.

#### First Floor Landing

Giving access to the bedrooms and bathroom, with carpet flooring, central heating radiator, hatch to the loft space with ladder and a built in airing cupboard.

#### Bedroom One

13'2" x 10'4" (4.01m x 3.15m)

A double room enjoying the use of built in wardrobes, with carpet flooring, central heating radiator and a window to the front elevation with a made to measure shutter blind. A door leads to the:

#### En-suite Shower Room

6'8" x 6'4" (2.03m x 1.93m)

Fitted with a three piece suite comprising a shower cubicle, pedestal wash hand basin and wc, with a central heating radiator and a window to the front elevation with fitted shutter blind.

#### Bedroom Two

12'7" max x 10'3" max (3.84m max x 3.12m max)

Another double room offering a window to the rear elevation, carpet flooring, built in wardrobe and a central heating radiator.

#### Bedroom Three

12'6" not into robe x 8'5" (3.81m not into robe x 2.57m)

A third double room offering a window to the front elevation with a made to measure fitted shutter blind, with carpet flooring and a central heating radiator.

#### Bedroom Four

8'3" not into robe x 8'5" (2.51m not into robe x 2.57m)

With a window to the rear elevation, carpet flooring, central heating radiator and a built in wardrobe with sliding door.

#### Family Bathroom

8'3" x 6'8" (2.51m x 2.03m)

Fitted with a four piece suite comprising a shower enclosure, bath, wash hand basin and wc, with a central heating radiator and window to the rear elevation.

#### Outside

The plot offers a lawned front garden with a pathway leading to the front door. There is also a driveway providing off road parking and giving access to the integral garage. Gated access leads to a mainly laid to lawn garden not overlooked from beyond, with a patio area adjacent to the accommodation ideal for outdoor entertaining. With an outside tap and fencing to boundaries.

#### Garage

15'5" x 8'0" (4.70m x 2.44m)

With light, power and an up and over door.





### Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Hinckley & Bosworth Council - Tax Band E. Please be advised that when a property is sold, local authorities reserve the right to re-calculate the council tax band.

### Viewing Arrangements

Viewings are strictly by appointment only.

### Need Independent Mortgage Advice?

We are pleased to introduce the Mortgage Advice Bureau, who work with Newton Fallowell Estate Agents to provide our customers with expert mortgage advice. They have access to thousands of mortgages, including exclusive deals not available on the high street. Their award-winning advice is tailored to your circumstances, whether you're looking to take your first steps on the property ladder, moving home, or even investing in a buy-to-let property. They can help find the right mortgage for you and support your application every step of the way. To speak with our expert 'in branch' adviser, please contact our office.

Please note that when making an offer, if you are taking out a mortgage, you will also be asked to have a no obligation chat with our 'in branch' mortgage adviser to confirm your affordability. We ask for your cooperation in this matter.

### Money Laundering

In line with current money laundering regulations, prospective buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. Current utility bill, bank statement etc). We ask for your cooperation in this matter as this information will be required before a sale can be agreed.

### Agents Note

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. All services and appliances have not and will not be tested by Newton Fallowell. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. We retain the copyright in all advertising material used to market this Property.





## Referrals

Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to Mortgage Advice Bureau to help with finances, we may receive a referral fee if you take out a mortgage through them. If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers and we will receive a referral fee should you decide to use them to sell or purchase a property. We can also refer you to a surveyor and mortgage adviser and we will receive a referral fee should you use their services. If you require more information regarding our referral programmes, please ask at our office.

## Free Property Valuations

If you have a house to sell then we would love to provide you with a free no obligation valuation.









