



Oak Crescent

Ashby-De-La-Zouch

- Versatile and spacious four bedroom family home
- Walking distance to Ashby town centre
- Superb open-plan kitchen/dining/living area
- Study and utility
- Four good-sized bedrooms
- Family bathroom and two en suite
- Single garage and home gym
- EPC Rating C / Council Tax Band E / Freehold

General Description

This excellently positioned family home offers versatile and spacious accommodation, perfectly located just moments away from Ashby town centre.

Tucked away off Nottingham Road, the property enjoys both convenience and privacy, with the added benefits of off-road parking, a private rear garden, and a single garage positioned adjacent. Its enviable location ensures close proximity to highly regarded local schooling, shopping amenities, and transport links, making it an ideal choice for growing families.

Accommodation

On approach, a charming tree-lined pathway leads to the front entrance, setting a welcoming tone. Upon stepping inside, the generous reception hallway provides access to all ground floor rooms and immediately highlights the sense of space the home has to offer.

To the rear, the heart of the home is found in the superb open-plan kitchen, dining, and living area. This beautifully designed space is fitted with bespoke cabinetry, quality working surfaces, and a range of integrated appliances, perfectly blending style and practicality. Adjoining this is a useful utility room and a modern guest cloakroom.

To the front of the property, a formal dining room and a separate study or playroom create flexible living options to suit a variety of family needs. The first floor continues to impress, hosting four well-proportioned bedrooms. Both the primary and secondary bedrooms benefit from sleek, contemporary en suite bathrooms, adding a touch of luxury to everyday living. The remaining two bedrooms are well served by a stylish family bathroom, ensuring practicality for family life or visiting guests.



External

Externally, the rear garden provides a peaceful and private retreat, ideal for both relaxation and entertaining. It is beautifully arranged with paved patios and pathways, complemented by neatly maintained lawns and secure brick-built boundaries. Enhancing the outdoor lifestyle further, a superb timber summerhouse offers additional leisure or work-from-home potential.

The single garage, partially converted, currently provides useful storage space alongside a dedicated home gym, adding to the property's versatility and overall appeal.

Location

The property is delightfully situated with convenient access to a host of commuter links, just a short drive from the A42 and A511.

Tenure

Freehold.

Local Authority

Northwest Leicestershire District Council, Council Offices, Coalville, Leics, LE67 3FJ. Council Tax Band E.

Viewings

Viewing strictly by appointment only via sole selling agent, Alexanders of Ashby-de-la-Zouch, 22 Market St, Ashby-de-la-Zouch, LE65 1AL.

Services

We are advised that mains gas, electricity, water, and drainage are connected.

Measurements

Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

Money Laundering

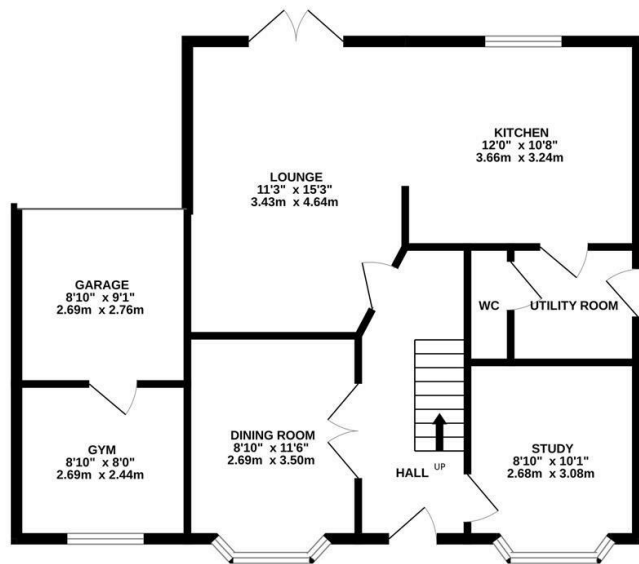
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General Note

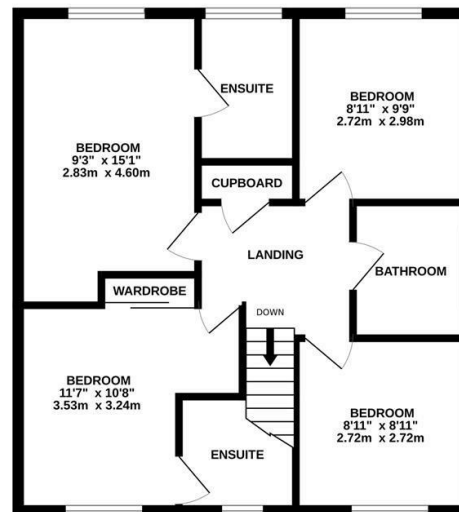
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GROUND FLOOR
759 sq.ft. (70.5 sq.m.) approx.



1ST FLOOR
598 sq.ft. (55.6 sq.m.) approx.



TOTAL FLOOR AREA: 1357 sq.ft. (126.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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