Alexanders
MarketMakers.

Dickinson Close
Ashby-De-La-Zouch

- Impressive five bedroom detached home
- Substantial accommodation over three floors
- Superb open plan kitchen and family room
- Exceptional main suite across second floor
- Professionally landscaped corner plot
- Extensive off-road parking
- Detached double garage
- Walking distance of Ashby
- EPC Rating B / Council Tax Band F / Freehold

Alexanders offer to the market this impressive five bedroom detached family home, providing substantial and beautifully proportioned accommodation arranged over three floors. Designed with modern family living and entertaining firmly in mind, the property combines generous reception space with a superb open-plan kitchen and family room, alongside five genuine double bedrooms, with the main suite occupying the entire second floor.

Externally, the property occupies a generous corner plot with professionally landscaped gardens, extensive off-road parking and a detached double garage. Conveniently positioned within walking distance of the historic market town of Ashby-De-La-Zouch and at the heart of the National Forest, the property is ideally placed for enjoying the town's excellent range of amenities, surrounding countryside and extensive leisure opportunities, while also offering excellent access to the M42 and wider motorway network.

Accommodation:

A spacious entrance hall creates an immediate sense of scale and provides access to the main ground floor rooms. The family lounge is positioned to the front with a large bay window and double doors connecting through to the impressive kitchen and family room.

Extending across much of the rear of the house, the superb double-aspect space forms the heart of the home, with rooflights, a traditional window and French doors introducing an abundance of natural light and providing direct access onto the garden. A separate double-aspect dining room provides an elegant setting for more formal entertaining, while a useful utility room, cloakroom and storage complete the ground floor.

The first floor provides four generous double bedrooms, including an excellent guest bedroom with fitted wardrobes and its own shower en suite, together with a well-appointed family bathroom featuring both a bath and separate shower.

Occupying the entire second floor is the main bedroom suite, comprising a substantial bedroom, dedicated dressing area with fitted wardrobes and a generous en suite bathroom with twin wash basins, bath and separate double shower.

Gardens and land:

Externally, the property occupies a generous corner plot with private gardens extending to both the rear and side. The gardens have been professionally landscaped to create an excellent environment for outdoor entertaining and family life, incorporating a large seating terrace, generous lawned areas and a dedicated children's play area. A detached double garage provides excellent additional storage and secure parking, while the substantial driveway offers off-road parking for up to six vehicles.

Location:

The property is conveniently positioned within walking distance of the historic market town of Ashby-De-La-Zouch, at the heart of the National Forest. Ashby offers an excellent range of everyday amenities alongside a thriving selection of independent shops, cafés, pubs and restaurants, with historic Ashby Castle and the surrounding countryside adding considerably to the town's appeal.

There is a good selection of schooling within the area, together with leisure facilities including Hood Park Leisure Centre and Willesley Park Golf Club. The surrounding National Forest provides extensive opportunities for walking and cycling, while the location is particularly convenient for commuters, with excellent access to the M42 and wider motorway network, together with East Midlands Airport.

Method of Sale:

The property is offered for sale by Private Treaty.

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.

Tenure:

The property is being sold freehold with vacant possession upon completion.

Local Authority:

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

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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:
The property is connected to mains gas, electricity, water, and drainage.

Heating is provided by a mains gas heating system.

Please note that none of the services, systems or appliances, including heating, plumbing and electrics, have been tested by the selling agents.

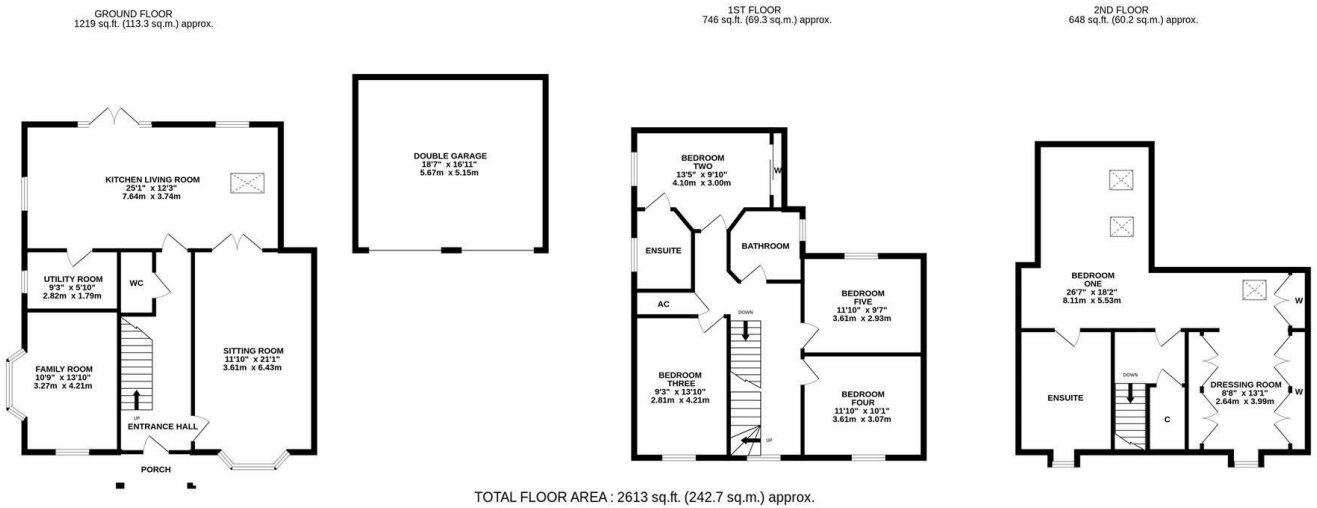
Public Rights of Way, Wayleaves & Easements:
The property is sold subject to all existing public rights of way, wayleaves, easements and other legal rights, whether or not specifically mentioned in these particulars.

Plans and Boundaries:
The plans included in these particulars are based on Ordnance Survey data and are intended for guidance only. While believed to be correct, their accuracy is not guaranteed. The purchaser will be deemed to have full knowledge of the boundaries and the extent of the ownership. Neither the vendor nor their agents will be held responsible for defining ownership or boundary lines.

Technical Information:
Further details, including any covenants, overage provisions, or other relevant legal or technical information, can be provided upon request.

Money Laundering:
Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.

General Note:
These particulars whilst believed to be accurate set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these particulars of sale as a statement of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agents employment has the authority to make or give any representation or warranty in respect to the property.



TOTAL FLOOR AREA : 2613 sq.ft. (242.7 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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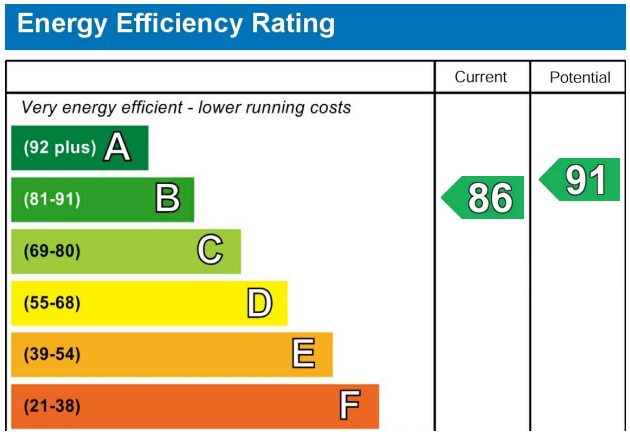

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