



# Sandlant Court Ashby-de-la-Zouch

- Beautifully presented semi-detached family home
- Cul-de-sac position overlooking attractive green spaces
- Stylish modern kitchen/diner with integrated appliances
- Useful pantry/storage cupboard and separate utility room
- Two well-proportioned first-floor bedrooms
- Impressive second-floor primary bedroom
- Family bathroom and en suite
- Off-road parking for multiple vehicles
- EPC Rating B / Council Tax Band D / Freehold

A beautifully presented Taylor Wimpey semi-detached home situated within the desirable Castle Manor development, enjoying a quiet cul-de-sac position overlooking attractive green spaces. Offering spacious and modern accommodation across three floors, the property features a stylish kitchen/diner, generous lounge, impressive primary bedroom suite with en suite, landscaped potential to the rear garden, and off-road parking for multiple vehicles.





### Accommodation:

The property is approached via pleasant fore gardens with well-maintained communal green areas surrounding the home, offering an immediately welcoming first impression.

Stepping inside, a bright and inviting entrance hall provides access to the first-floor accommodation and leads through to a delightful family lounge positioned to the front aspect. This generous reception space offers ample room for a variety of freestanding furnishings, making it ideal for both relaxing and entertaining.

To the rear of the property, a stylish and well-proportioned kitchen/diner forms the heart of the home, featuring a sleek range of base units, complementary work surfaces and integrated modern appliances. French doors open directly onto the rear garden, allowing natural light to flood the space while creating an effortless connection between indoor and outdoor living. Further practicality is provided by a useful pantry/storage cupboard alongside a versatile utility room incorporating a guest cloakroom.

The first-floor hosts two excellent bedrooms, both offering comfortable proportions and flexibility for a range of uses including guest accommodation, children's bedrooms or a home office. These rooms are serviced by a tasteful family bathroom fitted with a contemporary three-piece suite.

Occupying the entirety of the second floor, the impressive primary bedroom creates a superb private retreat. Featuring vaulted ceilings, skylights and generous dimensions throughout, this stunning space is enhanced further by built-in sliding wardrobes and a thoughtfully appointed en suite shower room.



### Gardens and land:

Externally, the property benefits from a well-positioned plot with a rear garden offering a fantastic blank canvas for prospective purchasers. Currently comprising a patio area adjoining the rear façade and expansive lawns extending to the boundaries, the outdoor space presents excellent potential for landscaping and entertaining. To the side of the home, a tarmac driveway provides off-road parking for multiple vehicles.

### Location:

Situated within the sought-after Castle Manor development and enjoying a premium estate position within a quiet cul-de-sac, this beautifully presented semi-detached home was thoughtfully constructed by renowned developers Taylor Wimpey and overlooks attractive green spaces, creating an enviable setting for modern family living.

### 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:

Freehold. There is a service charge of £225 pa.

### Local Authority:

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

### 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.

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:**

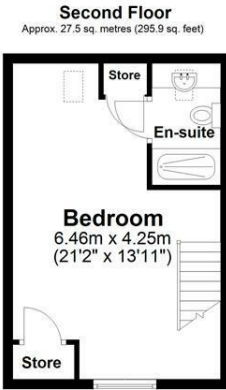
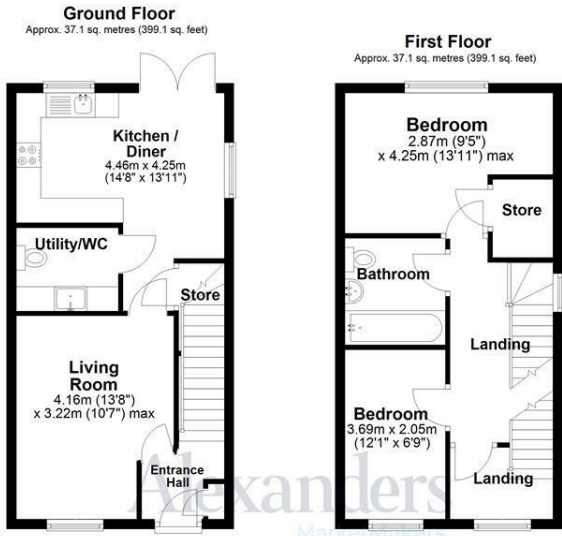
Further details, including any covenants, overage provisions, or other relevant legal or technical information, can be provided upon request.

**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 area: approx. 101.7 sq. metres (1094.2 sq. feet)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>	<b>91</b>	<b>91</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		



