



Smiths  
your property experts



# Templar Road

Ashby-de-la-Zouch

- Beautifully presented detached family house
- Built by David Wilson Homes in 2015
- Upgraded interiors to a high standard of finish
- Open-plan kitchen, living and dining area with French doors
- Four bedrooms and two bathrooms
- Landscaped and low-maintenance rear gardens
- Driveway providing off-road parking and access to a garage
- Downstairs utility room and a w.c

## General Description

Smiths Property Experts offer to the market this beautifully presented detached family house built by David Wilson Homes in 2015. The current sellers have owned the property from new and upgraded the interior specification to a high standard of finish. The property features a contemporary open-plan kitchen with direct garden access to the rear. There is a separate sitting room, the added bonus of a utility room, and the beautiful main bedroom provides built-in wardrobes and en-suite facilities.







## The Property

The property has a floor area of approximately 1,150 square feet, with contemporary living space across two floors. The accommodation comprises four bedrooms and a family bathroom, the main suite boasting built-in wardrobes and en-suite facilities. Downstairs and accessed from the entrance hall is a w.c. and under-stairs storage. There is also a bay-fronted sitting room and an impressive open-plan kitchen to the rear with direct garden access to the gardens. There is also a utility room with outside access to the driveway.

## The Outside

To the rear are beautifully landscaped, low-maintenance rear gardens. There is a tiled patio area, with the rest of the gardens laid mainly to lawn with outside lighting and a walled perimeter. The driveway to the side provides parking for two vehicles, and a garage is behind. There is also an electric car charging point.

## The Location

The market town of Ashby-de-la-Zouch offers a wide range of amenities, including delis, cafes, pubs, restaurants, shops, and boutiques. There are beautiful walks at Willesley Park Golf Club, Hicks Lodge, and Conkers Waterside Centre in the National Forest, as well as excellent schooling. The town provides easy access to Nottingham, Birmingham, Derby, and Leicester. Birmingham and East Midlands airports are accessible via the A42/M42 motorway network.







## Property Information

EPC Rating: B.

Tenure: Freehold. Council Tax Band: D.

Service Charge: £250 per annum.

Local Authority: North West Leicestershire District Council.

## Important Information

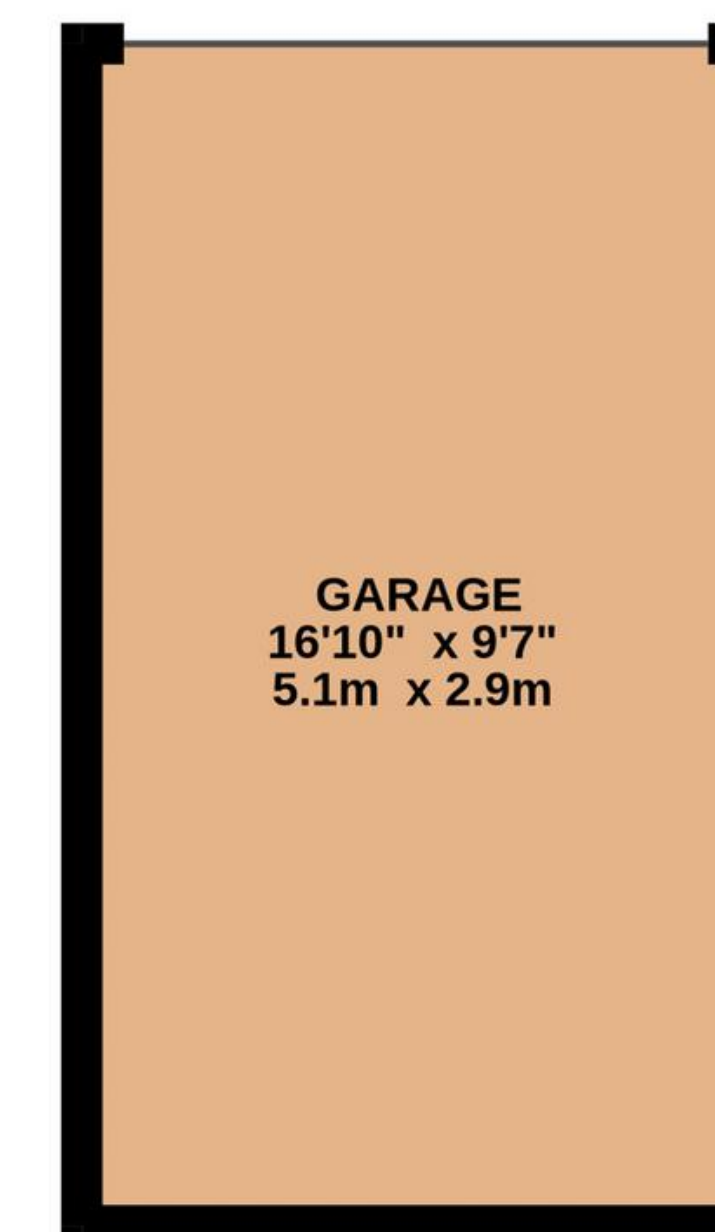
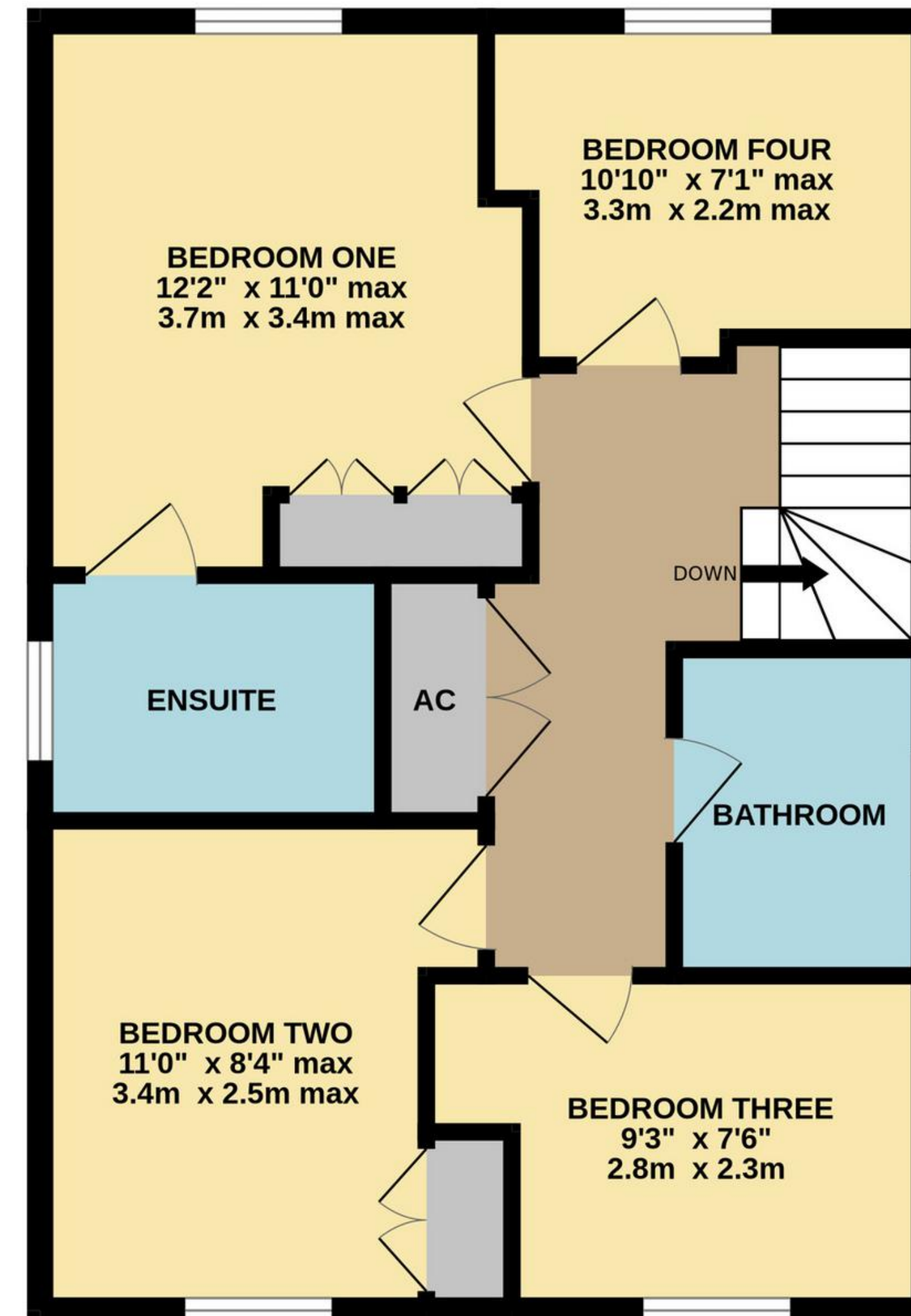
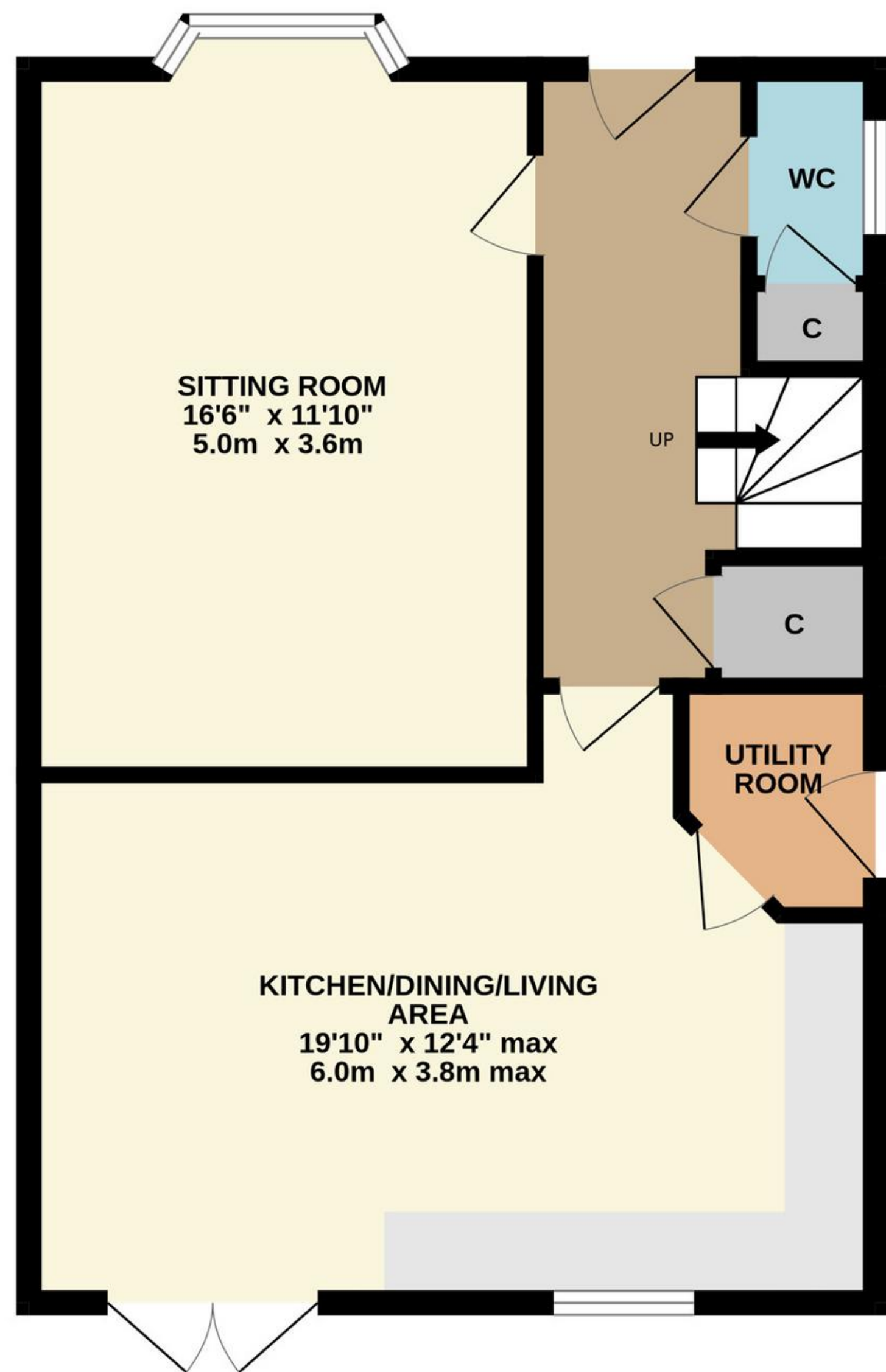
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## Smiths Property Experts

Smiths Property Experts are a modern, forward-thinking estate agency that strives to offer excellent advice and customer service. Experienced and adept at all things property, our firm can assist with mortgages, insurance, solicitor contacts, planning permission and development execution. Above all, we are happy to offer advice tailored to you as a potential client, or as a potential purchaser of one of our client's properties. You are invited to contact us if you require assistance with anything 'house or home'.







TOTAL FLOOR AREA : 1312 sq.ft. (121.9 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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