



Flora Grove  
Ashby-de-la-Zouch  
LE65 1FF

£475,000

WITH A SPACIOUS & VERSATILE INTERIOR of 1820 sq ft, this impressive 5 BEDROOM, 3 BATHROOM detached property is the PERFECT FAMILY HOME, beautifully presented throughout including a WONDERFUL LIVING KITCHEN, master bedroom with dressing room and ensuite, large WALLED GARDEN and DOUBLE GARAGE



# Property Features

- Distinctive Home
- Beautifully Presented
- Spacious Interior
- 1820 Sq Ft
- Double Garage
- 5 Bedrooms
- 3 Bathrooms
- 2 Reception Rooms
- Living Kitchen
- Walled Garden

## Full Description

Perfectly positioned on the popular Hastings Park Development, you can certainly embrace the unique life style that living so close to Ashby town centre offers, being within a gentle 10 minute stroll of all the shops on Market Street. This spacious and extremely versatile detached home, originally built by David Wilson Homes in 2014 offers a spacious well presented interior of 1820 sq ft over three floors, making this the perfect family home. With a high specification throughout including a highly efficient gas fired central heating system which when combined with UPVC windows gives the property an excellent energy rating of B.

A spacious entrance hall welcomes you into the home, with a useful cloakroom/wc, the through lounge offers a dual aspect with French doors into the garden, whilst the versatile dining room, currently used as a playroom is a good size. The heart of the home is the large living kitchen, a light and

bright room with velux skylight windows and a comprehensive range of units including built in oven/hob/dishwasher & fridge freezer, the utility room completes the ground floor. On the first floor is the family bathroom and 3 excellent double bedrooms including the master bedroom with en-suite dressing room with built in wardrobes and en-suite shower room.

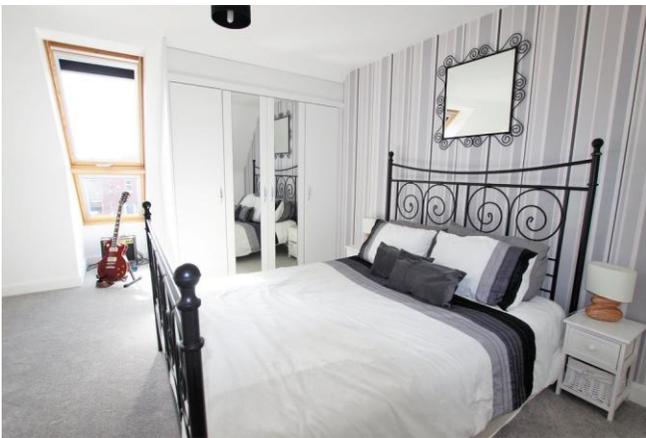
On the second floor is a shower room and two further double bedrooms with one currently used as a home office . Outside the property enjoys a large double garage to the side of the property with car standing for 4 cars. The partly walled rear garden enjoys a sunny rear aspect with a decked patio area ideal for outdoor entertaining.

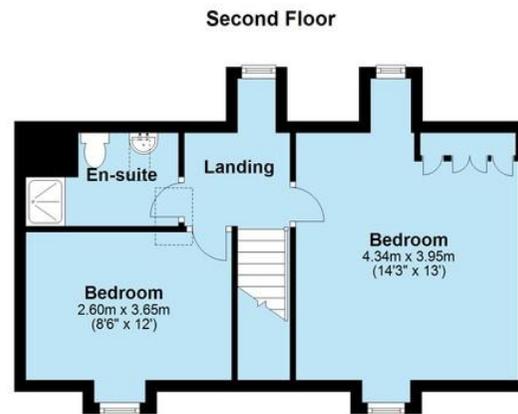
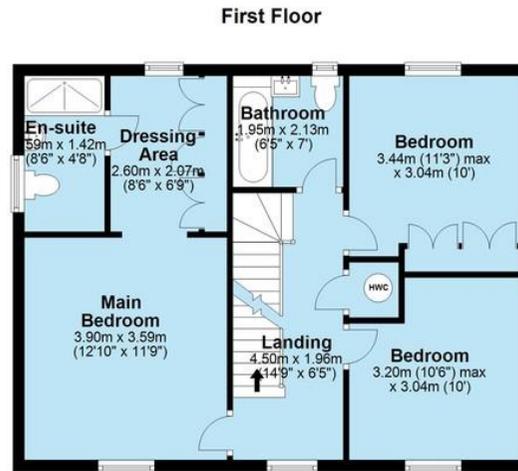
Perfectly positioned on Flora Grove on the recently completed Hastings Park development, you can easily walk into Ashby town centre, embracing the unique lifestyle and convenience that living within the town offers. A pleasant stroll past Ashby Grammar School, St. Helen's Church, onto South Street leading into the hustle and bustle of Market Street. The array of shops, boutiques, coffee houses, restaurants and pubs ensure there is always something to do, with the library, Hood Park leisure centre and Ashby Castle providing interesting array of leisure pursuits. The M42 provides a fast link to the midlands motorway network and Ashby also lies in the heart of the National Forest.

**COUNCIL TAX** The property is in Band F

**TENURE** The property is Freehold







Total area: approx. 169.1 sq. metres (1820.1 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B	84   B	84   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements