

**Alton Way
Ashby-de-la-Zouch
LE65 1ER**

£450,000

A **STYLISH & CONTEMPORARY** 4 bedroom extended detached family home with a **HIGH SPECIFICATION FINISH**, just off **UPPER PACKINGTON ROAD**, offering a **VERSATILE INTERIOR** with a fabulous **OPEN PLAN LIVING KITCHEN**, bespoke **HOME OFFICE**, luxury master bedroom suite, **LANDSCAPED GARDENS & AMPLE PARKING**



Property Features

- Extended Detached
- Stylish Finish
- High Specification
- Excellent Plot
- Landscaped Gardens
- 4 Bedrooms
- 2 Bathrooms
- Home Office
- Living Kitchen
- Ample Parking

Full Description

Perfectly positioned on a slightly elevated plot on Alton Way, just off Hastings Road, off Upper Packington Road, you can really embrace the best of both worlds of living in Ashby, being quietly tucked away, yet conveniently positioned for a gentle stroll along Upper Packington Road, Union Passage and through St Helens Church into the hustle and bustle of Market Street, in Ashby town centre. With a stylish contemporary high specification finish, the property has undergone a significant program of modernisation by the current owners including a substantial extension to the rear, creating a wonderful open plan feel to the inside whilst externally the gardens have been landscaped, with outdoor entertaining in mind.

Approaching 1500 sq ft of living space, the property has been further complemented by an efficient electric central heating system, supplemented by solar panels to the rear

and double glazing throughout, ensuring the property is both energy efficient and low in maintenance. Beautifully appointed and in show-home condition, you are welcomed by a most impressive entrance hall, sitting room, snug, the wonderful living kitchen is very much at the heart of the home, comprehensively fitted with integrated appliances, a central island, the pool table will be left, although happy to remove if not required, utility room, separate wc and a bespoke home office.

On the first floor is the main bathroom and 4 good sized bedrooms including the master bedroom suite with luxury en-suite shower & walk in dressing room. With ample parking to the front, the rear garden is delightfully enclosed and private enjoying a sunny rear aspect, completely private with a substantial patio area, ideal for outdoor entertaining.

You can certainly embrace town centre living, being only 10 minutes walk from Ashby Town Centre and its excellent local amenities, including numerous shops catering for all day to day needs, plenty of choice of restaurants, cafe's, small boutique shops and excellent schools. Ease of access via the M42 leads to many East and West Midlands towns and cities, including Tamworth, Birmingham, Nottingham, Derby and Leicester. Leisure pursuits are provided by the National Forest with Hicks Lodge, Moira Furnace and Conkers all close by.

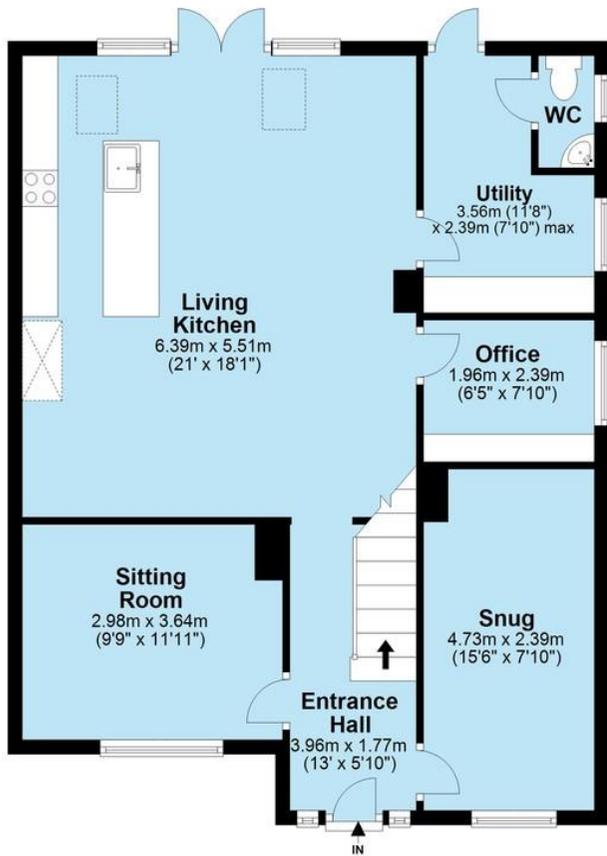
TENURE The property is Freehold

COUNCIL TAX The property is in Band E

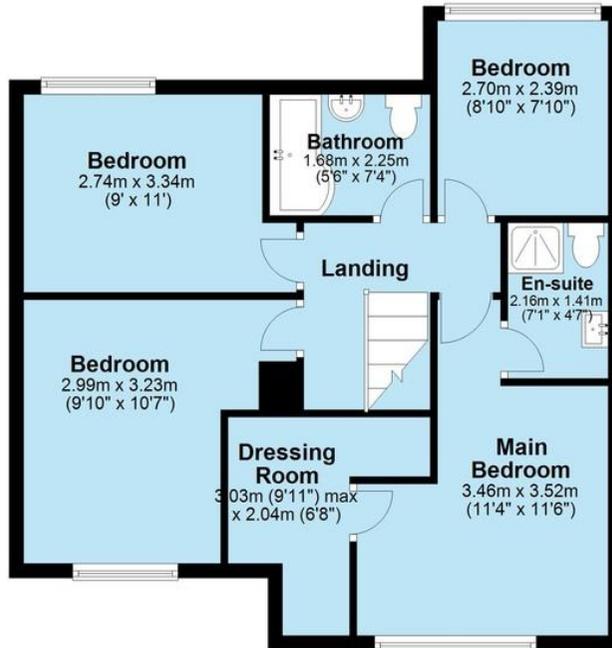




Ground Floor



First Floor



Total area: approx. 138.3 sq. metres (1488.7 sq. feet)



8 The Pass Courtyard
43 Market Street
Ashby-De-La-Zouch
Leicestershire
LE65 1AG

www.whiteheadsestates.co.uk
info@whiteheadsestates.co.uk
01530 353170

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