

MAYNARD
ESTATES

34 Churchill Close

, Ashby-De-La-Zouch, LE65 2LR

£4,500 Per month

5 2 2 E

Brief Description

An IMPRESSIVE FIVE BEDROOM DETACHED HOME, occupying a desirable position within a quiet cul-de-sac in Ashby, conveniently located close to the town centre and popular High Street. Offering spacious, versatile accommodation finished to a high standard, this exceptional home is ideally suited to those seeking premium rental accommodation. Available from 10th February 2027.

The welcoming entrance hall features attractive decorative wall panelling and a striking staircase. The ground floor provides a dedicated home office, spacious reception room currently used as a games room, separate WC, two utility/boot rooms and a versatile bedroom. A particular highlight is the SUPERB OPEN PLAN KITCHEN, DINING AND FAMILY LIVING SPACE, featuring a contemporary fitted kitchen with integrated appliances and breakfast island. The adjoining living area boasts a feature fireplace with wood-burning stove, Velux roof windows, recessed lighting and bi-fold doors opening directly onto the rear garden.

To the first floor are four further bedrooms, including an impressive master suite with walk-in wardrobe and LUXURIOUS THREE PIECE EN-SUITE incorporating a walk-in shower and steam room facilities. A beautifully appointed four-piece family bathroom completes the accommodation, featuring a walk-in shower, elegant freestanding oval bath and inset wall-mounted television.

Externally, the property enjoys a substantial, PRIVATE SOUTH FACING REAR GARDEN, with a large raised sandstone patio, generous lawn and established conifer boundaries. Additional outbuildings incorporate a dedicated hot tub area, creating an excellent space for relaxation and entertaining. To the front, a gravelled driveway provides ample OFF ROAD PARKING FOR SEVERAL VEHICLES.

Combining generous proportions, contemporary comforts, versatile living accommodation and a convenient location, this is a truly impressive home offering an exceptional rental opportunity.

Enquiries are now being taken.

























ON THE GROUND FLOOR

Entrance Hall

WC
4'1" x 4'1" (1.27 x 1.25)

Kitchen Diner
22'4" x 15'8" (6.82 x 4.78)

Living Room
16'9" x 13'1" (5.12 x 4.01)

Reception Room
14'8" x 20'1" (4.49 x 6.13)

Study
14'6" x 7'9" (4.42 x 2.37)

Bedroom Three
11'10" x 12'11" (3.61 x 3.95)

Utility
8'4" x 7'4" (2.55 x 2.24)

Utility
8'1" x 8'1" (2.47 x 2.48)

ON THE FIRST FLOOR

Landing

Master Bedroom
12'2" x 16'5" (3.71 x 5.01)

Wardrobe
5'6" x 12'10" (1.7 x 3.93)

En-Suite
8'3" x 9'3" (2.52 x 2.83)

Bedroom Two
11'0" x 18'5" (3.36 x 5.63)

Bedroom Four
11'10" x 8'6" (3.62 x 2.61)

Bedroom Five
9'8" x 9'7" (2.97 x 2.93)

Bathroom
7'5" x 9'6" (2.27 x 2.92)

ON THE OUTSIDE

Front Garden

Rear Garden

Driveway





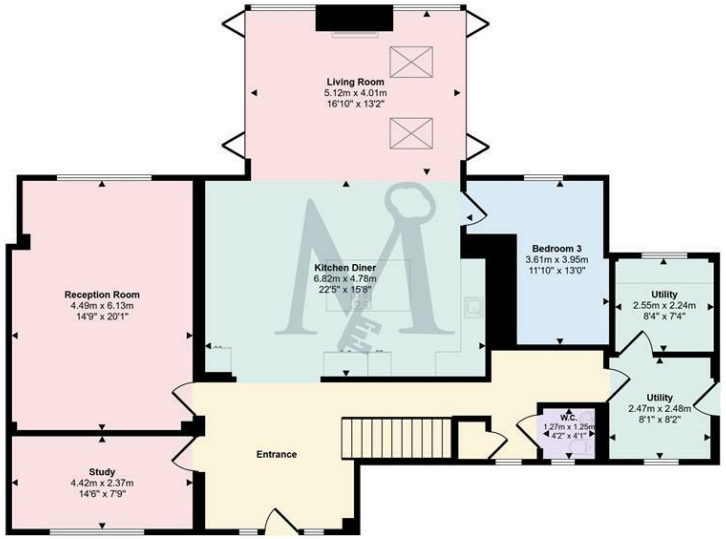




Floor Plan



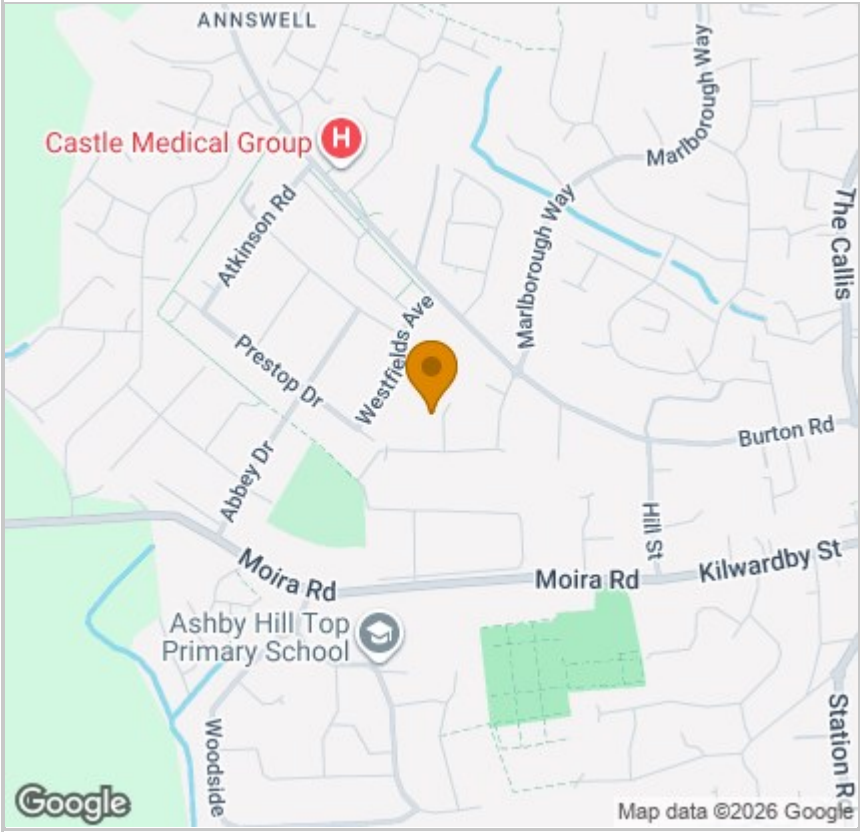
First Floor
Approx 93 sq m / 1004 sq ft



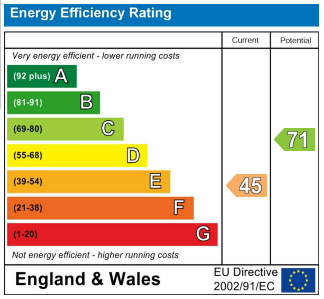
Ground Floor
Approx 147 sq m / 1585 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Area Map



Energy Efficiency Graph



Viewing

Please contact our Maynard Estates Office on 01530 682886
if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are 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 them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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