

131 Spring Avenue, Ashby-De-La-Zouch, LE65 2RL

£270,000









# Brief Description

Placed on the edge of Ashby-de-la-Zouch, this MODERN semi-detached house on Spring Avenue is TUCKED AWAY at the far end of the development and enjoys a PLEASANT OPEN OUTLOOK to the back. Built in 2021 by Davidson Homes, this property is available with NO UPWARD CHAIN, making it an ideal choice for those looking to move in without delay.

Upon entering, you are greeted by a welcoming entrance hall adorned with stylish dark wood grain LVT flooring, which seamlessly flows into the SPACIOUS LIVING ROOM. This inviting space features a large window fitted with a Venetian blind, allowing natural light to flood in, and includes a handy understairs cupboard for additional storage. An inner lobby provides access to a convenient ground floor WC, enhancing the practicality of the home.

At the rear, the modern FITTED DINING KITCHEN is a true highlight, boasting large windows and French doors that overlook the garden, creating a bright and airy atmosphere. The kitchen is equipped with sleek matte finish wall and base units, an integrated fridge/freezer, an oven, a slimline dishwasher, and a washing machine, all complemented by feature pendant lighting over the dining area.

Upstairs, the property comprises three well-proportioned bedrooms, including two GENEROUS doubles. The master bedroom overlooks the rear garden and benefits from built-in wardrobes with mirrored sliding doors, while the second bedroom is also a comfortable double. The third bedroom is a fair-sized single, perfect for a child or as a study. The family bathroom is a LUXURIOUS four-piece suite, featuring a double shower and bath, fully tiled walls, LVT flooring, and an LED vanity mirror.

The rear garden is a NOTABLE FEATURE, offering a spacious paved patio and a lawn that wraps around the DETACHED GARAGE, providing ample outdoor space for relaxation and entertainment. A driveway accommodates parking for multiple vehicles, while the front garden is softly landscaped, enhancing the property's curb appeal.

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## ON THE GROUND FLOOR

Entrance Hall	
Living Room	12'0" x 14'8 (3.66m x 4.47m)
Inner Lobby	
Ground Floor WV	
Kitchen Dinner	15'3" x 11'5" (4.65m x 3.48m)

## ON THE FIRST FLOOR

Landing	
Bedroom 1	13'4" x 8'11" (4.06m x 2.72m)
Bedroom 2	7'11" x 10'4" (2.41m x 3.15m)
Bedroom 3	7'0" x 6'9" (2.13m x 2.06m)
Family Bathroom	8'4" x 9'5" (2.54m x 2.87m)





ON THE OUTSIDE	
Front Garden	
Rear Garden	
Driveway	
Detached Garage	7'11" x 13'7" (2.41m x 4.14m)



## Key Features

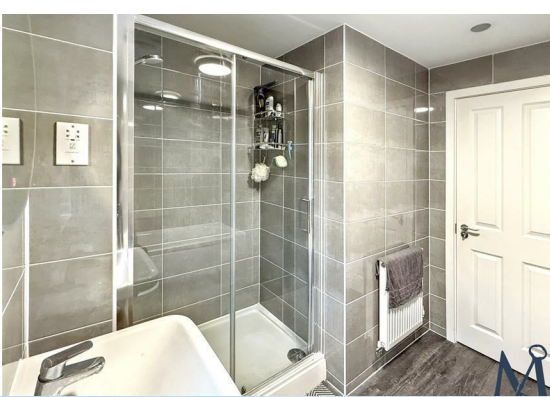
- Modern Semi-Detached Family Home
- Contemporary Dining Kitchen
- Three Well Proportioned Bedrooms
- Parking For Multiple Vehicles
- Available With No Upward Chain
- Four Piece Family Bathroom
- Spacious Living Room
- Good Sized Garden To Rear
- Single Detached Garage
- Virtual Property Tour Available









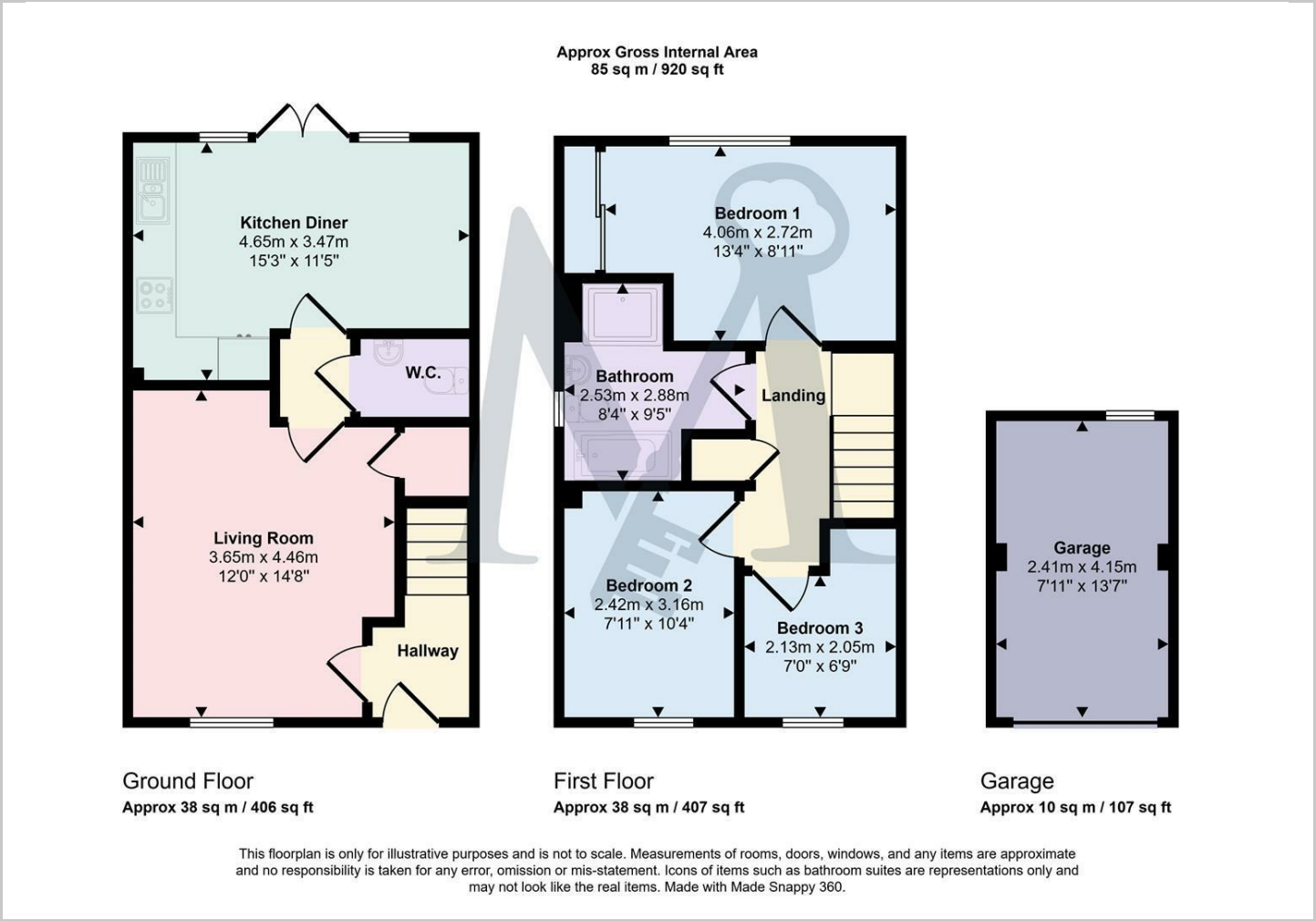








Floor Plans



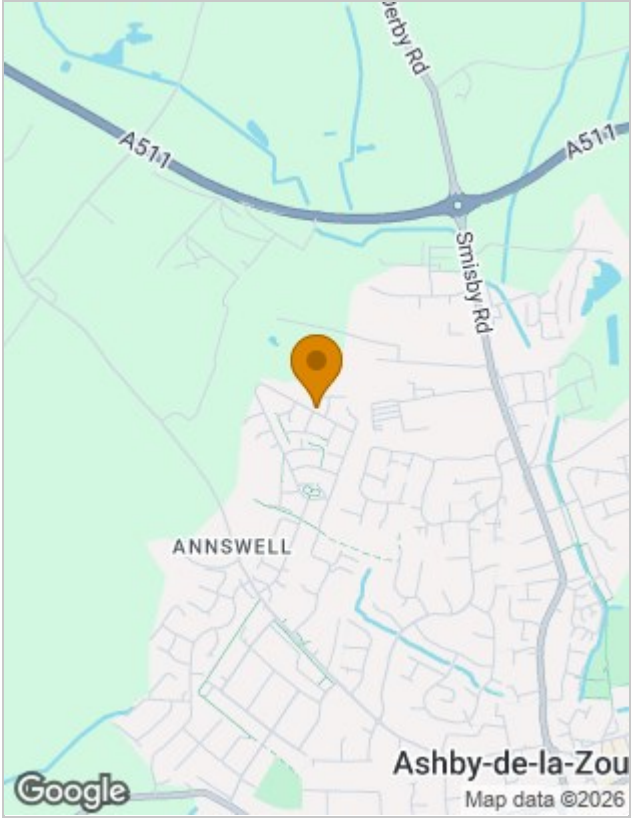
Viewing

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

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Location Map



Energy Performance Graph

