



Flora Grove
Ashby-de-la-Zouch

Ogley Hay Road Burntwood



Lovett&Co. Estate Agents are delighted to offer for sale this stunning five bedroom executive style property situated on a modern sought after residential estate.

The spacious property offers an abundance of living and sleeping accommodation set over three floor which briefly comprises: entrance hallway, large throughout lounge, dining room, open plan kitchen-diner, utility, guest WC, first floor landing with doors to the family bathroom and three bedrooms, with an en-suite to the master and top floor landing to two further bedrooms and shower room.

Externally there is a landscaped south facing rear garden with patio and decking areas, as well as under cover pergola with space for a hot tub beneath, plus driveway with parking for at least four vehicles plus a detached double garage.

The property is situated in the historic town of Ashby-de-la-Zouch. With a thriving community on the north side of the A42 dual carriageway, with excellent road links south-west via the M42 to Birmingham and Birmingham International Airport, or north-east to the M1 motorway corridor with East Midland conurbations





beyond and Nottingham East Midland Airport at Castle Donington.

RECEPTION HALL:

Entrance door, laminate flooring, ceiling light point, radiator, stairs to first floor and doors to the lounge, dining room, guest WC and kitchen.

LOUNGE:

23' 4" x 11' 9" (7.10m x 3.58m)
 Feature fireplace, carpeted flooring, TV aerial & phone sockets, ceiling light points, window to front and French doors to the rear.

DINING ROOM:

11' 10" x 10' 0" (3.60m x 3.04m)
 Laminate flooring, ceiling light points, radiator and window to front.

KITCHEN:

13' 7" x 16' 6" (4.14m x 5.03m)
 Range of matching wall and base units incorporating cabinets, drawers and work surfaces, inset bowl sink and drainer with mono tap, integrated oven and 5 ring gas hob with extractor hood, further integrated appliances including dishwasher, space for a fridge-freezer, tiled flooring, pitched ceiling with ceiling spot lights and Velux skylights, ample space for dining table and chairs or sofas, French doors the garden and opening to the utility.

UTILITY:

Fitted base units with work tops, sink and drainer, space for a washing machine and dryer.



GUEST WC:

Suite comprising: low level WC, wash hand basin, laminate flooring, wall tiling, radiator, light point and extractor.

FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, doors off to three bedrooms, family bathroom and further staircase to the top floor.

BEDROOM ONE:

12' 10" x 11' 9" (3.91m x 3.57m)

Carpeted flooring, radiator, ceiling light point, window to the front, opening to the large dressing area with built in wardrobes and door to the en-suite.

EN-SUITE:

Modern fitted suite comprising: shower cubicle, low level WC, wash hand basin, towel rail, wall tiling, vinyl flooring and window to the side.

BEDROOM TWO:

10' 4" x 10' 1" (3.15m x 3.07m)

Built in wardrobes, carpeted flooring, ceiling light point, radiator and window to rear.

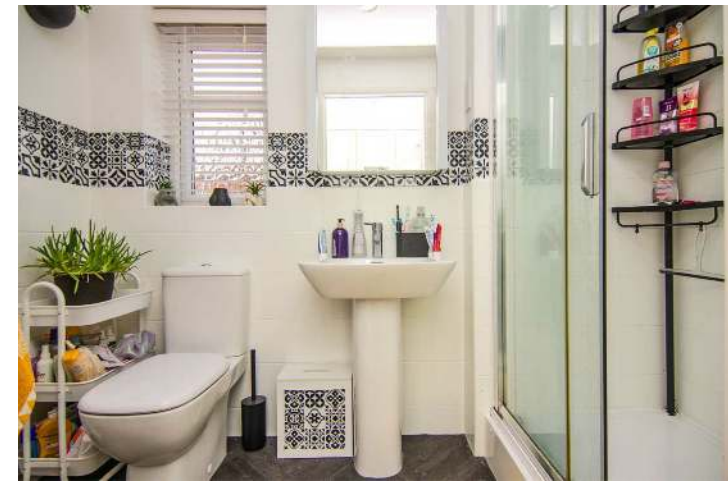
BEDROOM THREE:

8' 2" x 10' 1" (2.48m x 3.07m)

Built in wardrobes, carpeted flooring, ceiling light point, radiator and window to front.

FAMILY BATHROOM:

Modern white suite comprising: bath with shower over, pedestal wash hand basin, low level W/C, wall tiling, vinyl flooring, ceiling light, towel rail and window to rear.





TOP FLOOR LANDING:

Carpeted flooring, ceiling lights point, Velux window to the rear, doors to the bedrooms and shower room.

BEDROOM FOUR:

18' 6" x 12' 11" (5.65m x 3.94m)
Fitted wardrobes, carpeted flooring, ceiling light point, radiator, window to the front and Velux window to rear.

BEDROOM FIVE:

9' 9" x 11' 5" (2.98m x 3.48m)
Carpeted flooring, ceiling light point, radiator, window to the front.

SHOWER ROOM:

Modern fitted suite comprising: low level WC, wash hand basin, shower cubicle, wall tiling, vinyl flooring, light point and radiator.

EXTERNALLY:

At the front is a small garden area with pathway to the front door. The parking is to the side of the property with space for up to four vehicle plus a detached double garage with twins doors and pitched roof with extra loft space. The private rear garden is enclosed by fenced borders with gated side access and features; patio and decking areas ideal for entertaining, undercover pergola and lawn.

VIEWING:

Please contact us on 01543 889410 if you would like to arrange a viewing appointment for this property or require further information.



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