

EXCLUSIVE DEVELOPMENT

# MILL FARM, ASHBY-DE-LA-ZOUCH



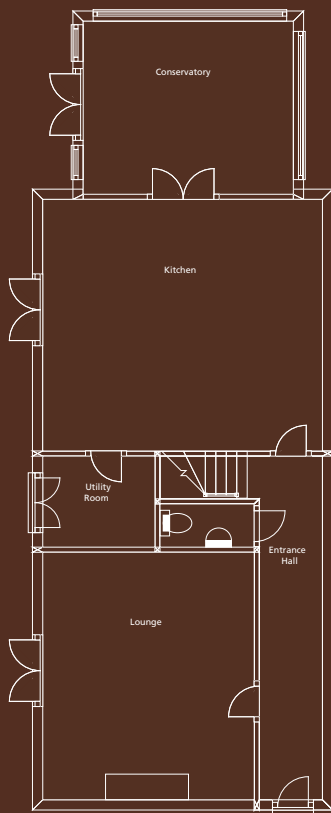
A recently completed exclusive gated courtyard, farmhouse conversion into two individual dwellings. Fully refurbished, retaining original features with a very high specification of fitments.

Located within 10 minutes walking distance of Ashby-de-la-Zouch town centre, one of Leicestershire's market towns set in the National Forest.

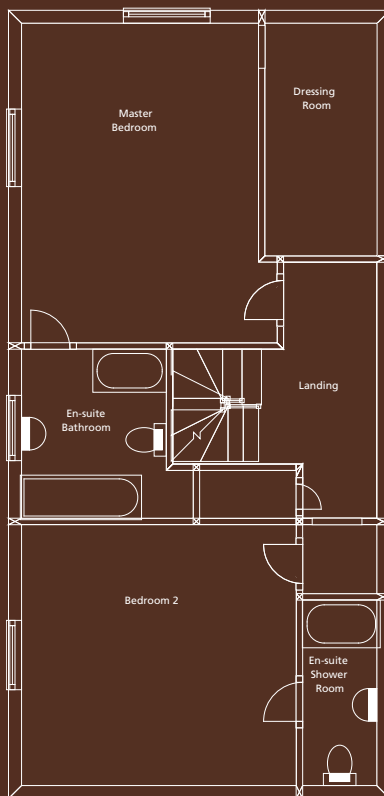


## PLOT 4

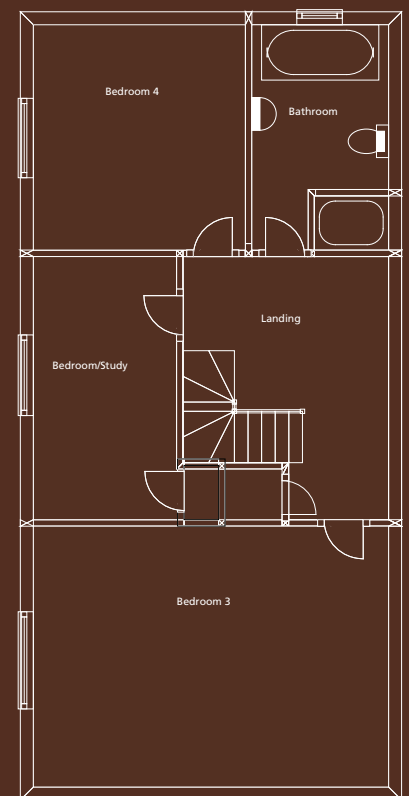
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



### SPECIFICATION

5 bedroom property with double garage  
 Large south facing garden  
 Wet under floor heating to ground floor  
 Timber windows  
 You will be able to choose style and colour of kitchen,  
 style of doors and furniture  
 Wired for surround sound

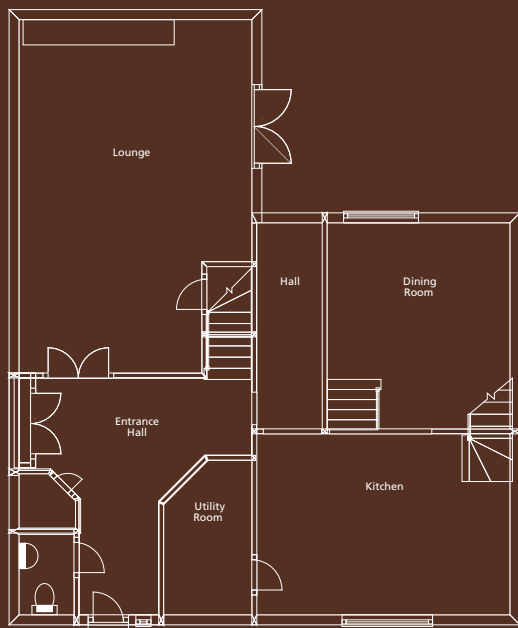
### SIZES

Living Room	4.35 x 4.07	(14'3" x 13'4")
Kitchen	5.40 x 4.88	(17'9" x 16'0")
Utility Room	2.56 x 1.77	(8'5" x 5'10")
First Floor Bedroom	4.14 x 3.58	(13'7" x 11'9")
First Floor Bedroom 2	4.82 x 3.70	(15'10" x 12'2")
Second Floor Bedroom	5.41 x 3.52	(17'9" x 11'7")
Second Floor Bedroom 2	3.57 x 3.25	(11'9" x 10'8")
Second Floor Bedroom/Study	4.15 x 2.17	(13'7" x 7'1")

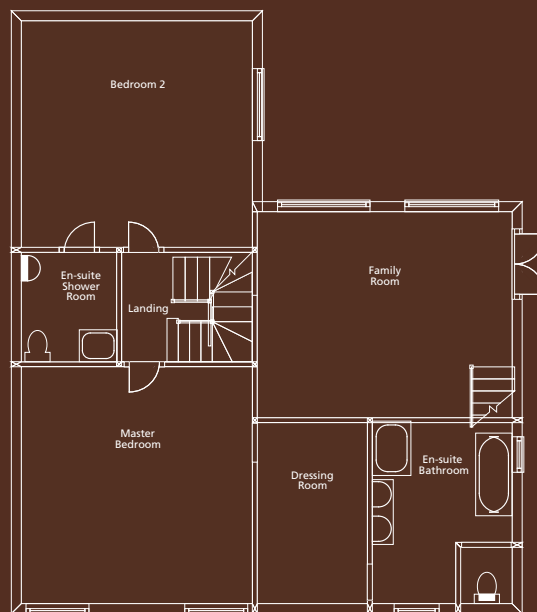


## PLOT 5

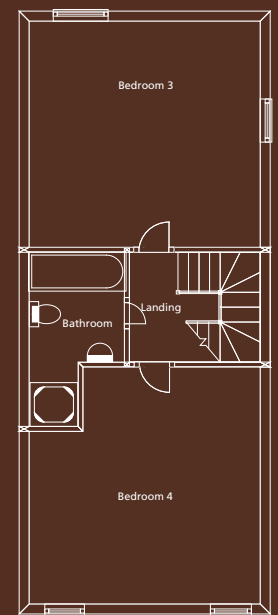
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



### SPECIFICATION

4 large bedroom property with double garage  
 South west facing garden with open aspect  
 Wet under floor heating to ground floor  
 Timber windows  
 You will be able to choose style and colour of kitchen,  
 style of doors and furniture  
 Wired for surround sound

### SIZES

Living Room	6.40 x 3.45	(21'0" x 11'4")
Kitchen	5.00 x 3.61	(16'5" x 11'10")
Dining Area	4.58 x 3.76	(15'0" x 12'4")
Family Room	6.10 x 3.97	(20'0" x 13'0")
First Floor Bedroom	4.52 x 4.27	(14'10" x 14'0")
First Floor Bedroom	4.51 x 3.72	(14'10" x 14'9")
Second Floor Bedroom	4.68 x 4.58	(15'4" x 15'0")
Second Floor Bedroom 2	4.61 x 4.60	(15'2" x 15'1")

# KELLER HOMES

## LOCAL AREA

Located within ten minutes walking distance of Ashby-de-la-zouch town centre. Ashby is one of Leicestershire's market towns set in the national forest offering plenty of amenities.

There are a number of excellent schools within driving distance of the village including Repton, Twycross house school, Grace Dieu Manor House, Ashby Manor, Ivanhoe College and Ashby School.

## AMENITIES

Ashby has a choice of supermarkets and various local traders. You will also find a number of pubs, restaurants and a local theatre. You will also find in the surrounding areas a tennis club, golf club private health and leisure spa and Hood park leisure centre.

## ACCESS

Ashby de-la-zouch is within five minutes of the M42 and 15 minutes of the M1. Rail can be accessed via Loughborough Birmingham stations and parkway.

Birmingham	30 miles
Nottingham	23 miles
Leicester	20 miles

## AIRPORTS

East Midlands	15 minutes
Birmingham	25 minutes

East Midlands Airport and Birmingham International Airport are both easily accessible servicing most European and International destinations.

## CONTACT

To receive additional information on Mill Farm, please contact:

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