

Pointon Lane

Ashby-de-la-Zouch, LE65 2RS

John 
German






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£320,000



Gorgeous modern detached home on an excellent corner position overlooking the development's green with southerly facing gardens to the rear and plentiful parking to the side, and the remainder of its NHBC warranty.

Benefitting from the aforementioned excellent corner position overlooking the development's communal green area, the property has the benefit of sunny southerly gardens with excellent privacy and the benefit of the remainder of its NHBC warranty. The property lies upon the popular Davidsons Homes development.

Accommodation

Leading off the central hallway you will find a guest's cloakroom with a modern white suite and half tiled walls. On your left the lounge runs full width with dual aspect windows and bay window overlooking the green.

The feature contemporary open plan live-in dining kitchen is an excellent highlight of the home and overlooks the sunny southerly facing gardens with Amtico flooring throughout. It has not only space for a sitting area but also a dining area, with French doors leading to the rear garden. The high gloss modern kitchen has plentiful storage with cabinets running along two walls together with an AEG eye level double oven, microwave, gas hob with hood over alongside integral fridge, freezer, dishwasher and washing machine/tumble dryer.

Adjacent is a useful utility room with further appliance spaces and useful large under stairs cupboard.

The first floor landing has an airing cupboard and leads to three excellent bedrooms with the master having fitted wardrobes and a private en suite contemporary shower room having a Villeroy and Boch suite and Porcelanosa tiling.

The family bathroom has a Villeroy and Boch white suite comprising bath with shower mixer taps, glazed screen, pedestal wash hand basin and WC alongside complementary Porcelanosa tiling to the walls.

Outside

Landscaped gardens run alongside two sides with a long driveway providing off road parking and access to the garage. Gated access leads to the rear garden that has a feature curved brick built wall, neat shaped lawn, planted border and semi patio area.

Agents Note: The property will be liable to make payment for a communal area charge yet to be confirmed. We would advise interested parties seek advice from their solicitor.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

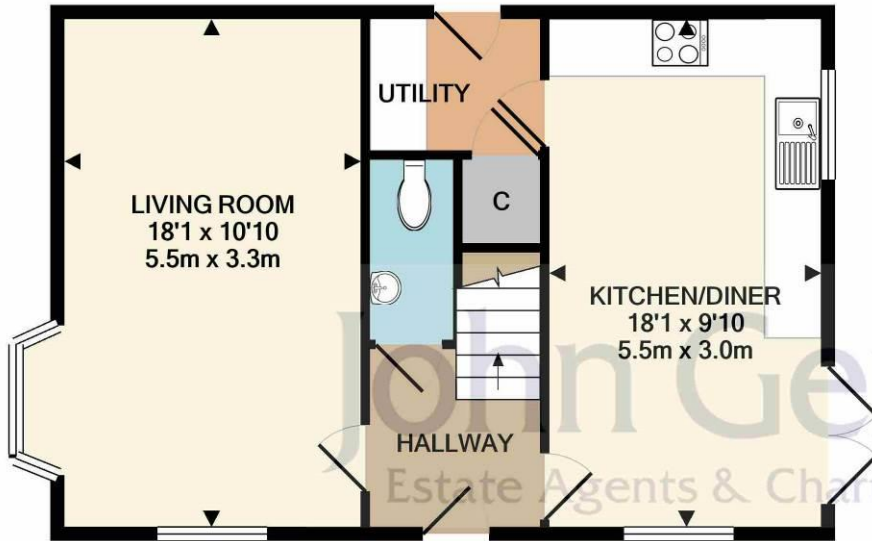
Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites: www.environment-agency.co.uk www.nwleics.gov.uk

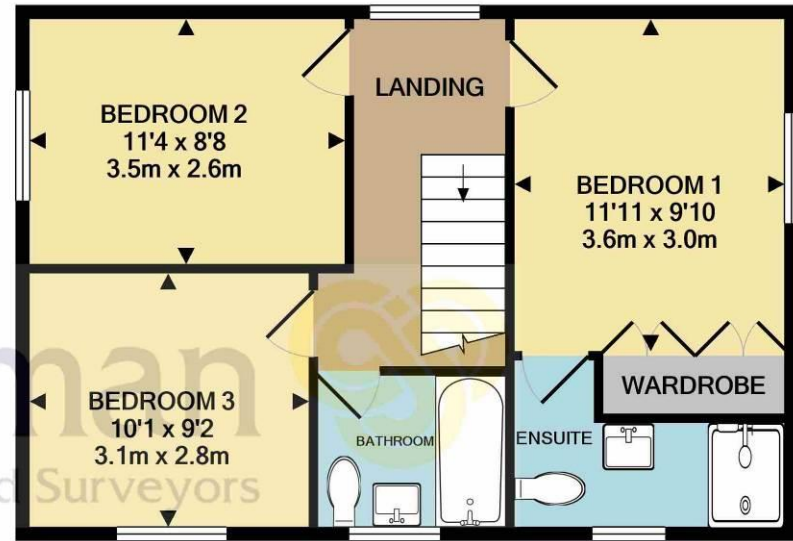
Our Ref: JGA/01032021







GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Agents' Notes

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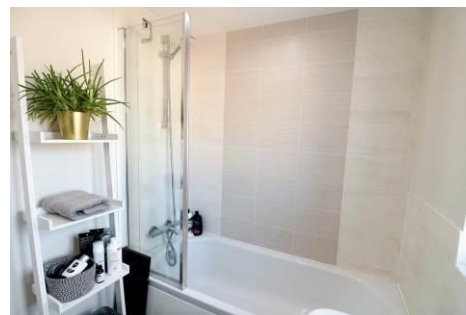
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Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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