

# Malvern Crescent

Ashby-de-la-Zouch, LE65 2JZ

John German







## Malvern Crescent

Ashby-de-la-Zouch, LE65 2JZ

£225,000

Improved link semi detached home with flexible living space, generous gardens and plentiful parking. Across the two floors you will find three bedrooms, two bathrooms, a spacious lounge and a feature open plan kitchen/diner with conservatory off together with a utility room.

This well presented 3 bedroom, 2 bathroom home has undergone improvements and now offers a modern and flexible living space. It benefits from bright, open plan living areas and a spacious garden with patio to the rear. Viewing is essential to appreciate the accommodation on offer.

The practical entrance porch leads you into the reception hall where stairs lead off and a connecting door on your left reveals a well-proportioned lounge with laminate floor, coving to the ceiling and a feature fireplace at its focal point. There is a useful under stairs cupboard and the adjoining kitchen/diner has a contemporary range of high gloss cabinets wrapping along three sides with complementary countertops over. There is space for a range style cooker, dishwasher and fridge freezer. From the kitchen French double doors connect you through into the double glazed conservatory which overlooks the gardens and has French doors leading out onto the patio area and garden.

Off the kitchen there is a small useful utility room with space and plumbing for washing machine and tumble dryer. The former garage has been converted in the past and now offers a great sized ground floor bedroom or additional reception family room. The adjacent tiled shower room has a WC, pedestal wash basin, bidet and an enclosed shower cubicle with electric shower over.

On the first floor you will find two double bedrooms. The master has the excellent benefit of a walk-in wardrobe/dressing room. This was formerly a study/nursery and could easily be reinstated to create a fourth bedroom to the property. There is a good sized contemporary family bathroom having a bath with dual shower heads over, glazed screen and porcelain tiles to the shower area. There is a feature wall mounted vanity unit with inset wash hand basin and WC.

Outside, there is a spacious patio area to the rear with a long garden laid mainly to lawn flanked by established planted borders on both sides. The gardens enjoy a great degree of privacy and light. At the front, the property sits back behind a large block paved driveway that provides plentiful parking. There is potential for a second storey extension above the ground floor annex, to provide an additional bedroom and bathroom (subject to necessary consents).

**Tenure:** Freehold with vacant possession. (Purchasers are advised to satisfy themselves as to the tenure via their legal representative).

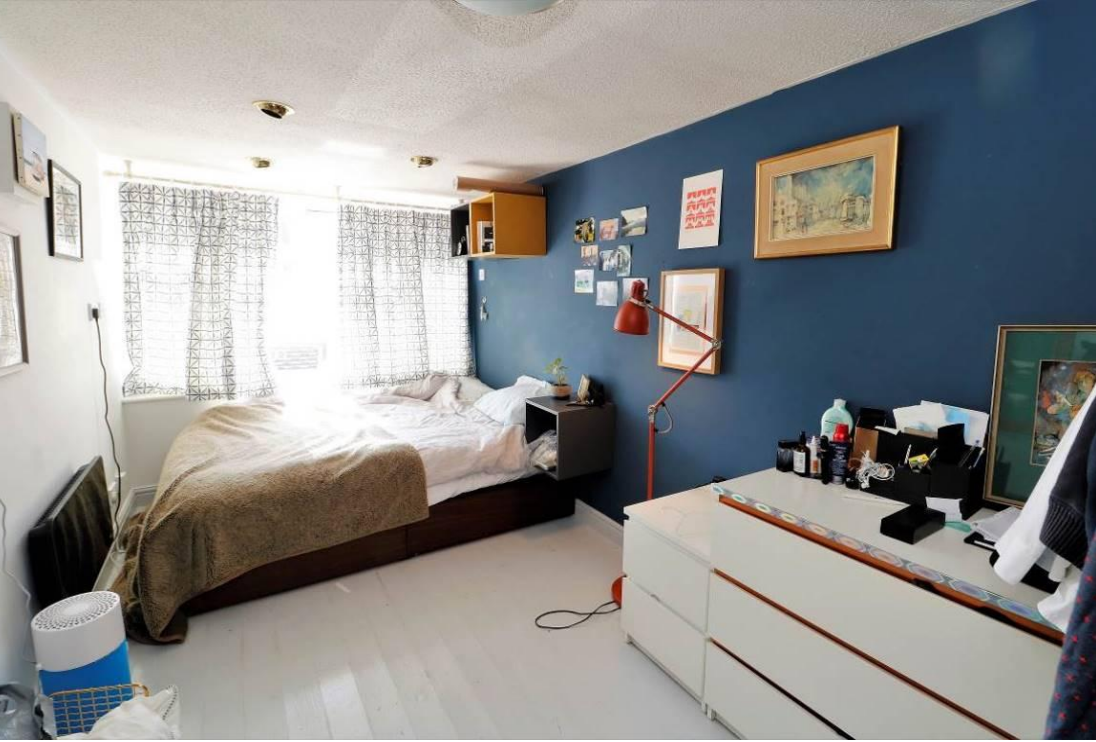
**Services:** Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

**Useful Websites:** [www.environment-agency.co.uk](http://www.environment-agency.co.uk)      [www.nwleics.gov.uk](http://www.nwleics.gov.uk)

**Our Ref:** JGA/26042021

**Local Authority/Tax Band:** North West Leicestershire District Council / Tax Band B







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  
 Made with Metropix ©2021



## Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

## Referral Fees

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83   B
69-80	C		
55-68	D	61   D	
39-54	E		
21-38	F		
1-20	G		



John German

63a Market Street, Ashby-De-La-Zouch, Leicestershire, LE65 1AH

01530 412824

ashbysales@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood  
Burton upon Trent | Derby | East Leake | Lichfield  
Loughborough | Stafford | Uttoxeter | The London Office

JohnGerman.co.uk Sales and Lettings Agent



