

# Flora Grove

Ashby-de-la-Zouch, LE65 1FF

John German









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Offers In Region Of £550,000

Beautiful David Wilson three-storey family home extending to circa 2298 sq.ft, offering stylish and spacious living space. Particular attention must be drawn to the stunning open-plan contemporary dining kitchen, alongside the second-floor versatile suite featuring a sitting room/landing, den/bedroom six and a feature second bedroom with en-suite shower room and far reaching views.

A truly stunning home.



A look inside will reveal a welcoming light reception hallway with polished tiled porcelain flooring which extends into the kitchen. Stairs lead off and there is a useful built-in storage cloaks cupboard, together with a fantastic study with a fitted desk and drawers storage unit on your left.

The lounge overlooks the garden with multi-aspect windows and has direct access through French double doors to the outside patio area. One of the main features on the ground floor though is the stunning, open-plan contemporary high-gloss dining kitchen. The porcelain tiled flooring runs throughout, and you will find that the dining room has a front-facing bay window and ample space for a family dining table. There is a fully fitted contemporary high gloss kitchen with central breakfast island; perfect for a morning coffee, a range of integral appliances comprising a six-ring gas hob with extractor over, double oven under, dishwasher and fridge-freezer. French doors open out onto the patio meeting with the lounge.

Last but not least, there is a practical utility room and guest cloakroom.

On the first floor, you will find four truly double bedrooms, with bedroom three having fitted wardrobe, and the fabulous family bathroom which has not only a panelled bath, WC and pedestal wash hand basin, but also a large tiled shower cubicle.

The master bedroom suite is a superb principal bedroom, having a dressing room and a corridor approach with twin fitted wardrobes. The bedroom itself has dual-aspect windows and the benefit of its own private en-suite bathroom with separate shower.

Continue on upwards to the top floor and you will find two more bedrooms, as well a sitting room/landing, making a wonderful self-contained suite for a teenager or guest.

The larger of the two bedrooms is a fabulous room with fitted wardrobes along one wall, its own private shower room and feature full-height vaulted ceiling with glazed skylights overlooking the rear Ashby School Playing Fields which is the home of the Packington Cricket Club. Bedroom six is an ideal den, fantastic cinema room or home gym.

Outside, the property sits back from the road behind the beautifully planted fore-garden with neat borders. The shared driveway leads along the side of the property and around to the double garages and excellent sized parking area, for multiple vehicles.

**Agents Note:** The property has solar panels which supplements the hot water.

The property benefits from the remainder of its NHBC warranty.

**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.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)  
[www.nwleics.gov.uk/pages/view\\_planning\\_applications](http://www.nwleics.gov.uk/pages/view_planning_applications)

**Our Ref:** JGA/17062021

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























Ground Floor Building 1



1st Floor Building 1



2nd Floor Building 1

**Approximate total area<sup>(1)</sup>**

2298.26 ft<sup>2</sup>

213.52 m<sup>2</sup>

**Reduced headroom**

102.30 ft<sup>2</sup>

9.50 m<sup>2</sup>

(1) Excluding balconies and terraces

 Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

**GIRAFFE360**





### 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	86   B	91   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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