

# Pilkington Lane

Ashby-de-la-Zouch, Leicestershire, LE65 2WF

John  
German





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£360,000

Behind this pretty, cornflower blue door lies a contemporary four bedroomed, two bathroom, family home which has undergone significant upgrading and improvement throughout, and has a feature open-plan living, luxury dining kitchen with adjoining conservatory. Remainder of NHBC warranty.



## ASHBY DE LA ZOUCH

Embrace the lifestyle that living in the historic market town of Ashby offers, being able to walk into town along the many walks and pathways. A walk through the Bath Grounds in the summer is particularly pleasant for an early morning coffee in one of the many local coffee shops. With a choice of many local pubs and restaurants for a night out, a gentle stroll back is always welcome. Strategically, Ashby lies in the heart of the National Forest right in the middle of the country and is perfectly positioned for the busy commuter, with access via the M42 and M1 to many East and West Midlands towns and cities. Conkers, Moira Furnace and Hicks Lodge provide many leisure pursuits.

## Accommodation

Lying upon this popular new development, this upgraded and enhanced, detached family home has much to offer. A pathway approach leads you to the entrance door with canopy porch above; this opens into the welcoming hallway having a staircase leading off and an above average sized guest cloakroom with WC and hand wash basin.

On your left, is a full depth open-plan lounge with dual-aspect windows, including a feature bay, creating a superb family sized reception room.

The full depth open-plan living kitchen is fitted with a range of contemporary high gloss grey cabinets running along three walls with complimentary white composite counter tops, inset gas hob with stainless steel splashbacks, extractor over and oven beneath. There is also an integral dishwasher and machine. The fitted breakfast bar area is perfect for morning coffee and there is also an Aga range, which is potentially available by separate negotiation. Tiled flooring runs throughout the room and into the fabulous utility space / pantry room which benefits from further matching cabinets, space and provision for wash machine, plus shelving.

From here, French double doors open into the adjoining conservatory. This is a wonderful addition to the property, offering a second sitting area overlooking the gardens and enjoying tiled flooring with underfloor heating, a clear glass roof and French doors leading outside.

To the first floor, you shall find there are four bedrooms; the master bedroom of which has the benefit of fitted wardrobes and its own private en-suite shower room. The family bathroom is similarly appointed in white, comprising a bath with shower over, glazed screen, hand wash basin, and WC. Bedroom four has been repurposed to create a wonderful walk-in dressing room with wardrobes on both sides, however this space could easily be reinstated back to a fourth bedroom if required. Bedroom two also enjoys fitted wardrobes and bedroom three has a lovely dual-aspect position with windows to both sides.

Outside, the property has lawned areas to the front and side with maturely planted flowering borders. A long driveway provides off-road parking to the rear and access to the single garage. Gated side access leads you into the rear gardens which have been landscaped, paved and feature a maturely planted area, all whilst enjoying southerly aspect.

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

**Our Ref:** JGA/12052021

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

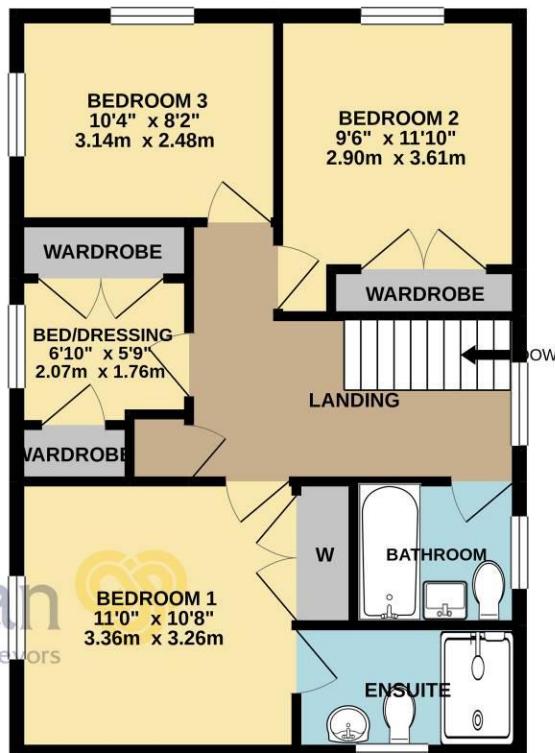




## GROUND FLOOR



## 1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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

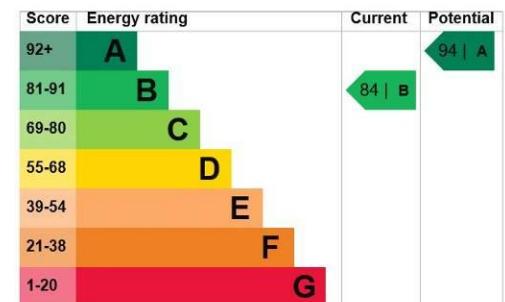
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is 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.



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