

Avenue Road

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



A beautifully spacious period home extending to circa 1300sqft or thereabouts (GIFA), enjoying long, lovely mature gardens to the rear which back onto Western Park.

£308,500

John German 

This period family home is one not to be missed and it offers three truly double bedrooms, a family bathroom, two reception rooms, and a feature, large, extended, open-plan living dining kitchen, alongside guest cloakroom/shower room. The property offers high ceilings, space and potential for loft conversion, subject to regulations and approvals.

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 Fumace and Hicks Lodge provide many leisure pursuits.

This fine, traditional, period home sits back from the road behind lovely mature hedge and fore gardens, where wrought iron gates open to a pathway approach leading to a side entrance door, which in turn leads to a central hall with stairs leading off. The hall is flanked on both sides by two lovely reception rooms, the first of which on the left is a bay windowed living room having high ceilings with dual-aspect windows and cornice to the ceiling. Whilst the second reception room is ideal as a dining room or as a second sitting room. This room enjoys under stairs storage cupboard, dual-aspect windows and a connecting door through to an extended, spacious, living dining kitchen.

This kitchen space is perfect for any family buyer, having extensive base and wall mounted cabinets running along two walls inset stainless-steel sink, usual appliance space, and a breakfast area with patio doors leading out onto the rear gardens.

Lying adjacent to this room is the ground floor shower room/doors, and this practical space has full-height tiling, tiled flooring, oversized shower cubicle with shower above, WC, and wash hand basin. On the first floor of the property, you will find that there are three truly double bedrooms, with bedrooms one and two having dual-aspect windows and bedroom three overlooking the rear gardens.

The family bathroom is fitted with a coloured suite comprising panelled bath, WC, and pedestal wash hand basin.

Outside, returning downstairs and stepping out into the rear gardens, you begin on a full-width patio area with gardens enjoying a lovely, southerly facing aspect. Walking along the hedge boundary pathway, passing through neat lawns with maturely planted borders will bring you to the bottom of the garden to the twin timber sheds.

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/environmental-agency

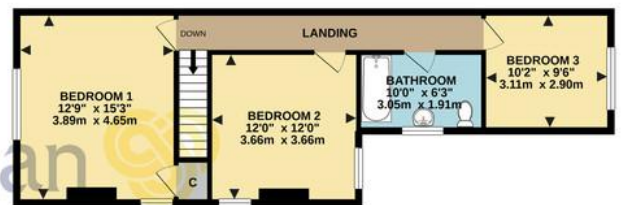
https://www.nwleics.gov.uk/pages/view_planning_applications

Our Ref: JGA/31082021

Local Authority/Tax Band: North West Leicestershire District Council / Tax Band C

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.
Made with Metropix ©2021





Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



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.

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