

Ash Tree Road

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

John
German



ROAD



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£470,000

Stylish contemporary home set close to Ashby-de-la-Zouch's amenities, with around 1400 sq. ft of lovely living space offering four bedrooms, two bathrooms, lounge, study and stunning open plan living dining kitchen with bi fold doors opening out to the garden.



Set within easy walking distance of Ashby's many shops, restaurants, bars, leisure centre and schooling make this an attractive family home. 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.

A canopy porch with entrance door beneath opens to reveal a wider than average reception hall with stairs leading off. On your right, is a generous size study/family room - perfect for those working from home, whilst directly ahead is a lovely square living room with two front facing windows flooding the room with sunlight.

The lounge lies partially open plan to the heart of the home which is the fantastic open plan 'live in' dining kitchen, beautifully fitted with white high gloss contemporary cabinets running along three walls with complementary counters and integrated appliances. Polished porcelain tiled floor runs throughout, and the open plan layout offers ample space for a family dining table as well as a soft seating area, with bifold doors providing seamless access to the rear patio - perfect for summer BBQs and entertaining.

Last but not least on the ground floor is a practical utility room and a great sized contemporary guest cloakroom.

Ascending the stairs to the first floor you will find a well-proportioned landing with side facing window. Arranged around the landing are four good sized bedrooms, with bedroom one having the benefit of fitted wardrobes and a luxury en-suite shower room having a contemporary white suite including an oversized shower enclosure, wash hand basin and WC.

The three remaining bedrooms are served by the family bathroom which is fitted with a similar luxury suite having feature tiling to the walls, panelled bath with rainfall shower head over and glazed screen, floating wall mounted vanity unit with wash hand basin and WC.

Outside the property benefits from a fabulous driveway providing off-road parking for multiple vehicles alongside access to the double garage. Gated side access leads around to the rear where the garden has fantastic privacy and is laid principally to lawn with two feature patio areas and a concealed decked patio hidden behind the double garage providing a cosy shaded secluded retreat.

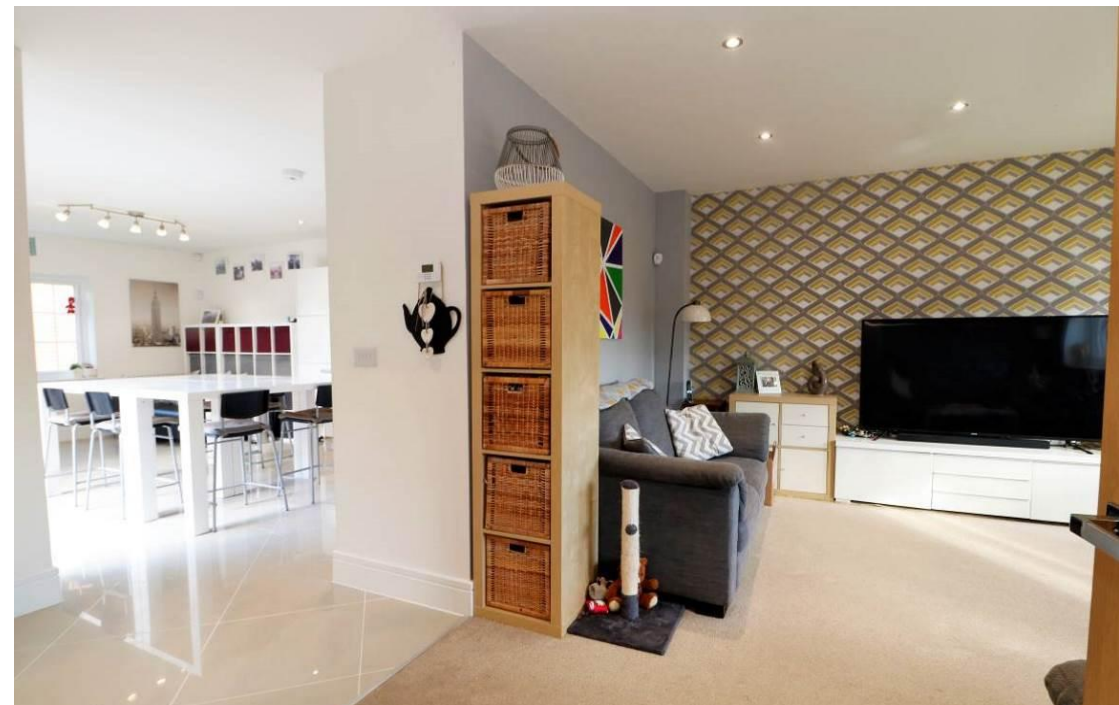
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

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
www.nwleics.gov.uk/pages/planning

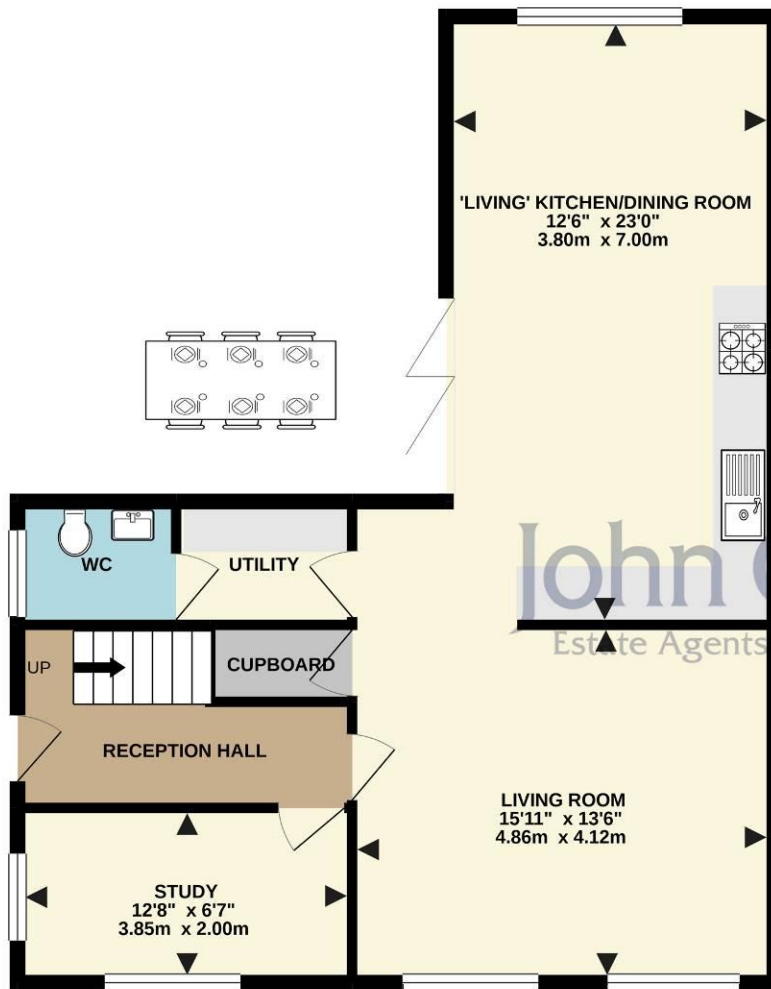
Our Ref: JGA/12102021

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

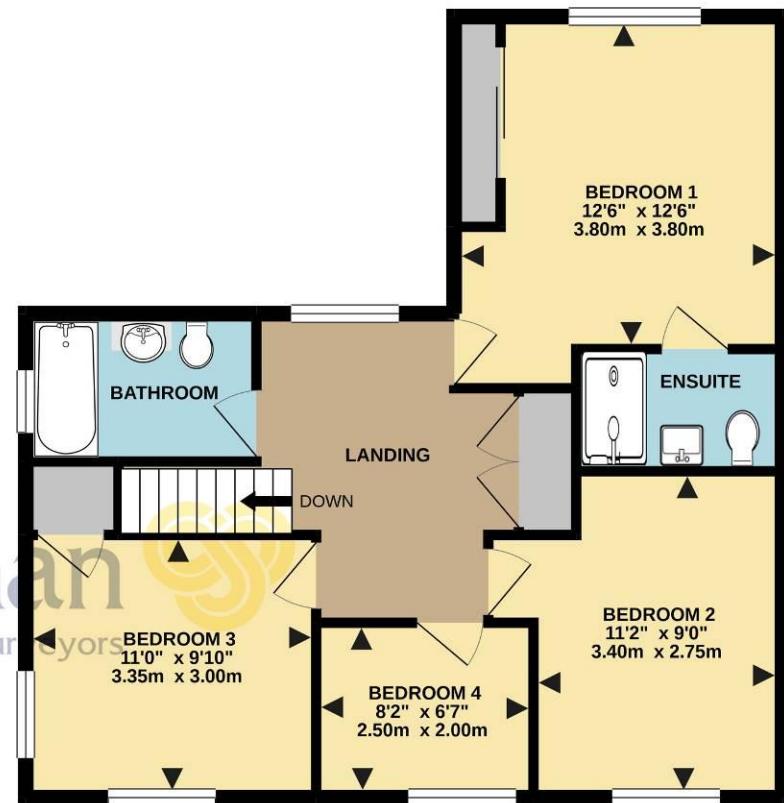




GROUND FLOOR



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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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		93 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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