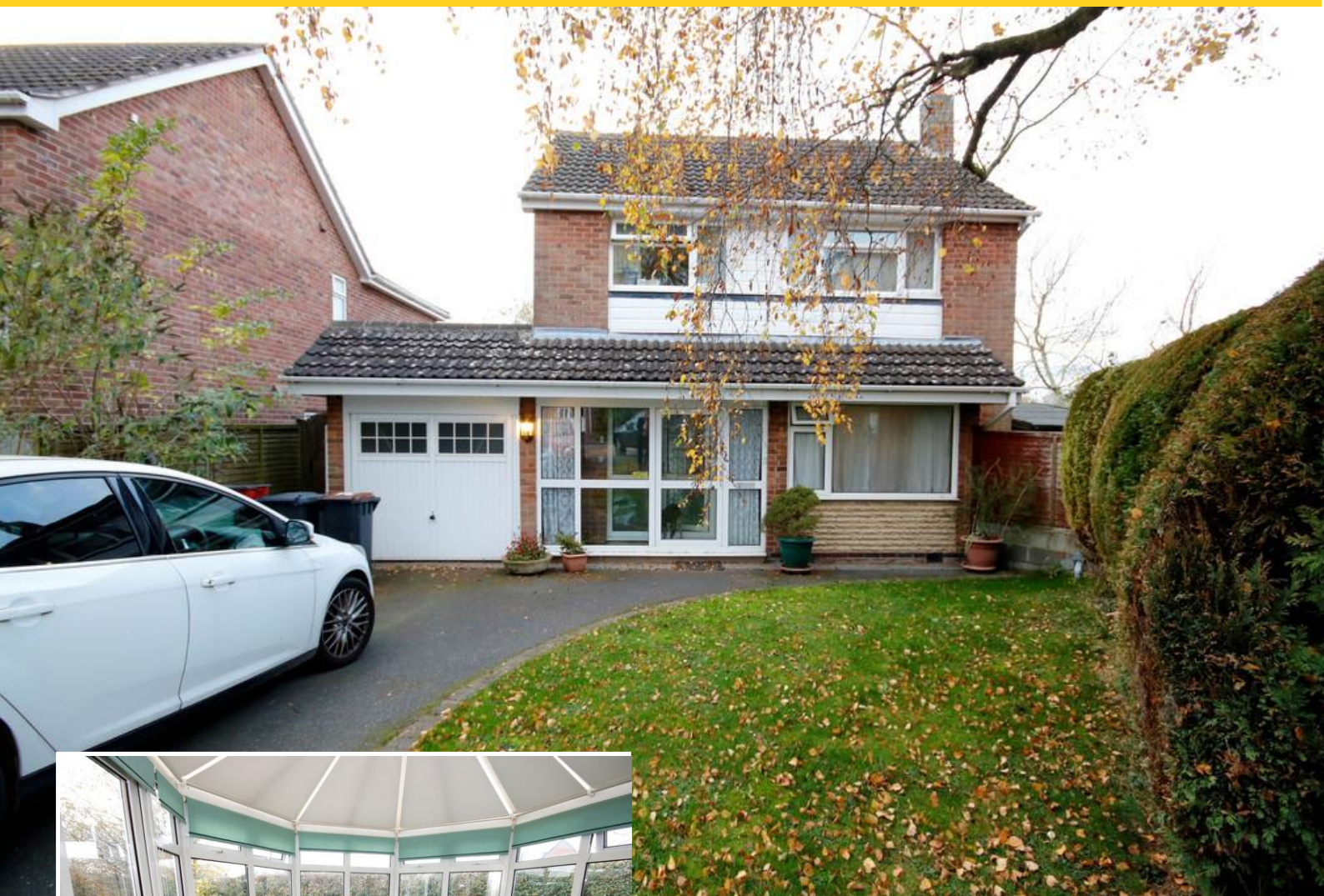


Woodside

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



Looking for a family home with room to extend and grow into? Would love stunning south west countryside views yet still be close to town? Want a great primary school within walking distance? Parking for more than two cars? This excellent extended house could be just what you are searching for.

£315,000



John German 

This extended family home enjoys a fabulous location backing onto fields yet still set within the sought-after market town of Ashby-de-la-Zouch. Ofsted rated outstanding, The Hilltop Primary School is within very easy walking distance and the house offers plenty of potential for further extension and improvements (subject to the necessary planning permission). Viewing is recommended.

The property sits well back from the road and has a long driveway approach which provides plentiful parking for more than two vehicles alongside access on to the single garage. Gated side access leads around to the rear where lovely mature gardens wrap around two sides of the property laid principally to lawn with superb mature planted borders. There is a vegetable garden area and patio area, the gardens themselves enjoy fabulous privacy alongside a south westerly sunny aspect.

The property itself has a practical entrance porch that in turn leads through to the reception hallway where a staircase leads off. On your right is a well-proportioned open plan lounge/dining room with feature fireplace at its focal point, a walk-in front facing bay window and sliding patio doors from the patio area lead you through and out into the conservatory which of course has excellent views across the gardens and French doors leading out.

The kitchen is a modern affair with base and wall mounted cabinets running along three walls with roll top counters and the usual appliance spaces. From the kitchen sink, a rear window overlooks the aforementioned gardens.

The property has been extended and now offers off the kitchen an inner lobby where you will find a useful guest cloakroom alongside a utility room fitted with matching cabinets and with a variety of appliance spaces and door leading out to the rear garden. There is also an internal door into the garage.

Ascend the stairs to the first floor and here you will find three good sized bedrooms with the rear bedroom having those amazing views over fields, sheep and beyond. The family shower room is modern and fitted with a WC, vanity wash hand basin, corner quadrant shower and a tall ladder style radiator. This floor also has the benefit of a second separate WC with wash hand basin, perfect for the demands of family life.

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

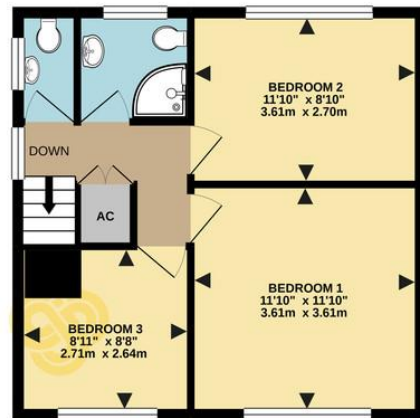
Our Ref: JGA/19112021

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.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 C	
55-68	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.

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