

# Marlborough Way

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

John German









# Marlborough Way

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£395,000

NO UPWARD CHAIN

A fabulous forever family home with panoramic views over Ashby, room to extend and an amazing size plot with a long drive, tons of parking and private landscaped gardens to the rear.



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.

This lovely well-kept modern four bedroom detached family home has breathtaking panoramic rooftop views from the first floor across Ashby towards both the Spires at St. Helen's and Our Lady of Lourdes on the horizon.

On the ground floor leading off the central reception hallway you will find well-proportioned, well-arranged accommodation. For those working from home there is a very useful dedicated study which can also double as a family room. The lounge lies to the rear taking in the full view across the excellent gardens from its wide patio doors. A feature fireplace lies at the focal point of the room and bi-fold doors open to reveal an adjacent separate dining room that again overlooks and leads out to the rear garden.

The kitchen is well-appointed with a range of shaker style base and wall mounted cabinets that wrap around the room with matching eggshell counter tops over, an integral gas hob, oven and extractor hood together with various appliance spaces plus a useful serving hatch opens to the dining room.

Completing the ground floor is a useful guest's cloakroom.

Leading off the study an internal door opens to the 7.5m long garage which is begging to be converted into further living space (subject to regulations). This in turn accesses a large utility/boot room, perfect laundry space with appliance spaces, base mounted cupboards and roll top worksurfaces. From the utility a door leads you directly out to the garden.

On the first floor there are four excellent bedrooms leading off the large gallery landing alongside a well-appointed family bathroom. The principal bedroom has the benefit of its own private en suite shower room. Both bedrooms one and two have the full benefit of those panoramic views from their wide picture windows over Ashby and beyond.

Outside the property sits extremely well back from the road behind a long tarmac driveway which has turning and parking areas, leading to the tandem length garage with an electric roller door. Side access leads you to the rear of the property and its delightful gardens which have three dedicated paved patio areas to take full advantage of the summer sunshine together with a lawn having maturely planted borders. The gardens benefit from not being overlooked to the rear.

**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. A Virgin Media cable is installed.

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)  
[www.nwleics.gov.uk](http://www.nwleics.gov.uk)

**Our Ref:** JGA/04012022

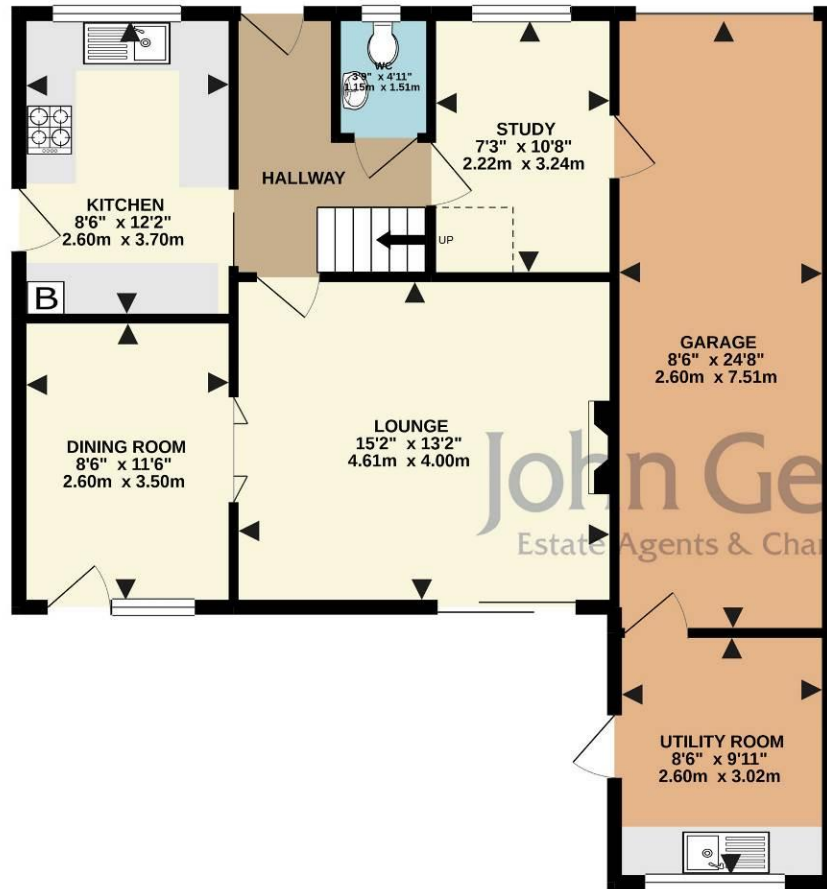
**Local Authority/Tax Band:** North West Leicestershire District Council / Tax Band D



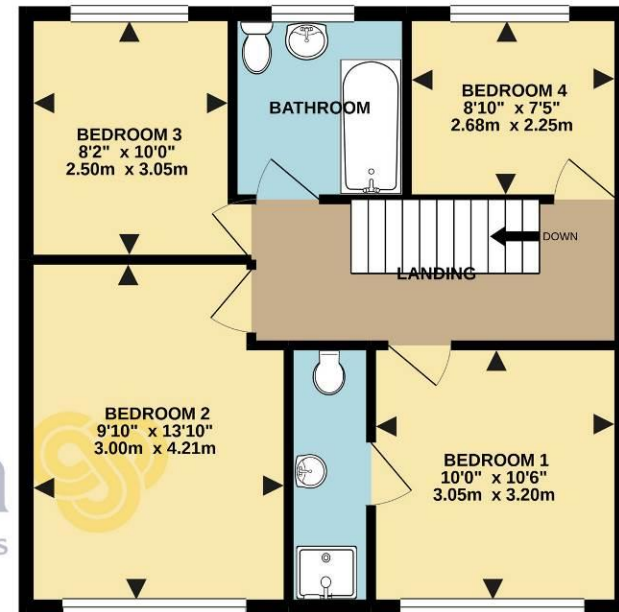




GROUND FLOOR



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		
81-91	B		84   B
69-80	C	72   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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