

Trinity Close

Ashby-de-la-Zouch, LE65 2GS

John 
German





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£425,000

A superbly extended family home with a feature full width open plan living family kitchen with log burner and garden room off. An extended lounge, four bedrooms and two bathrooms complete this property.

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.

Double glazed riven glass entrance doors open into a practical porch which is perfect for kicking off boots, coats and shoes. An inner door leads you to the welcoming through hallway where stairs lead off.

The spacious extended lounge is on the right having a feature fireplace and a wide picture window flooding the room with natural light.

Running full width to the rear of the property is the perfect family kitchen, having space for both a dining table as well as a family sitting area where there is a warming log burner at the focal point and a glazed garden room off with underfloor heating and French doors out to the rear garden.

The kitchen itself has an excellent range of cabinets running along three sides with complementary countertops and inset sink.

On the first floor are four excellent sized bedrooms, the master of which has an en-suite shower room. The family bathroom is finished in white and has a bath with shower over, WC, wash hand basin and tiled walls.

Outside the property lies in a slightly elevated position upon this popular residential road, set back behind a paved driveway providing plenty of parking and access to the integral garage. Gated side access leads you round to the rear where there is a landscaped terrace garden with raised borders and numerous seating areas.

Agents Note: The property benefits from solar panels which generates an income of approximately £900 P/A

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

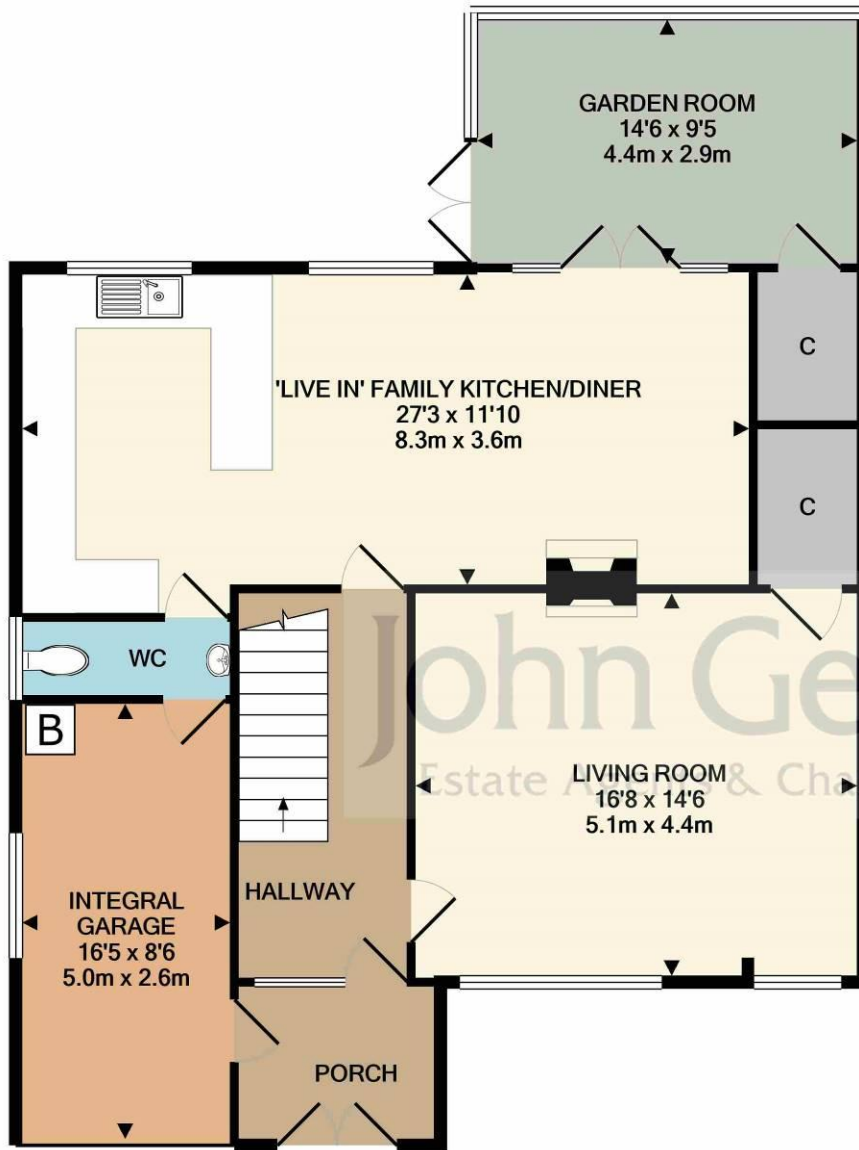
Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites: www.gov.uk/government/organisations/environment-agency
www.nwleics.gov.uk/pages/view_planning_applications

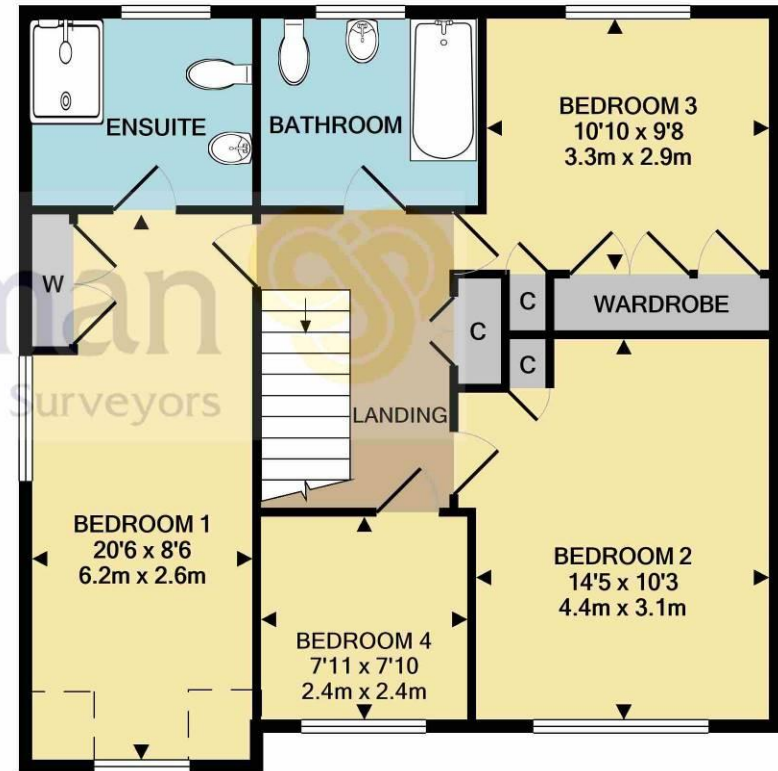
Our Ref: JGA/12082022 **Local Authority/Tax Band:** North West Leicestershire District Council / Tax Band D







GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 c	75 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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