

# Loweswater Grove

Ashby-de-la-Zouch, LE65 1HG

John German





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£320,000



**This lovely detached family home offers excellent living space with a large open plan lounge dining room, contemporary high gloss kitchen with conservatory to the rear, a clever garage conversion creates further living space of a utility room and study, perfect for working from 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.

The property lies in a cul de sac setting behind a long driveway providing plenty of off road parking. A look inside will reveal an entrance hall with guest's cloakroom off and a very useful boot room/utility room. Perfect for working from home, the adjacent study has lots of natural light from its front facing window and the benefit of a built in double cupboard. This flexible room could be a potential fourth single bedroom if required.

The lounge dining room is spacious with plenty of room for a large dining table whilst the sitting area has at its focal point a feature Adam style fireplace with inset living flame gas fire. Double doors lead through to the conservatory that provides an excellent garden room overlooking and giving access out to the garden. It could also be a breakfast room as it connects through a second set of double doors back into the kitchen.

The kitchen is black gloss contemporary affair with complementary countertops and integral appliances with inset sink and mixer tap, a tall radiator and tiled floor runs underfoot.

Climb the turning staircase to the first floor and here you will find there are three great sized bedrooms all of which have the benefit of built in or fitted wardrobes.

Particular attention should be drawn to bedroom one which has views down across the gardens and the benefit of its own private en suite shower room having a wide ladder style radiator, WC, tiled floor and a feature pedestal wash hand basin with glass counter top with glass bowl with pillar mixer tap.

Serving bedrooms two and three is the family bathroom, again finished in white with attractive grey tiling to the walls, grey tiled floor, panelled bath with glazed shower screen, pedestal wash basin, WC and two chrome ladder style radiators.

Returning outside to the rear of the property you will find the gardens have been landscaped with a large decked entertaining patio area. The remainder are laid mainly to lawn with a raised planted edge. They enjoy a great degree of privacy directly to the rear and enjoy a sunny southerly aspect.

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

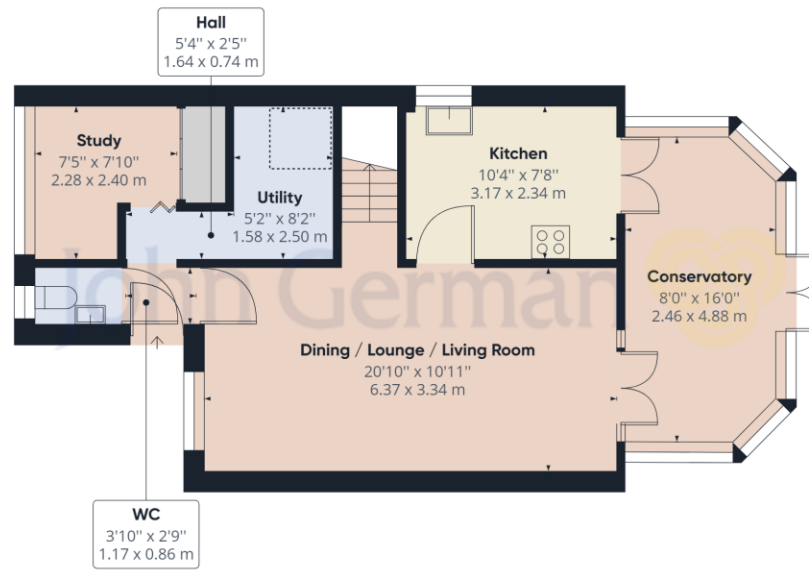
[www.nwleics.gov.uk](http://www.nwleics.gov.uk)

**Our Ref:** JGA/02032023

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







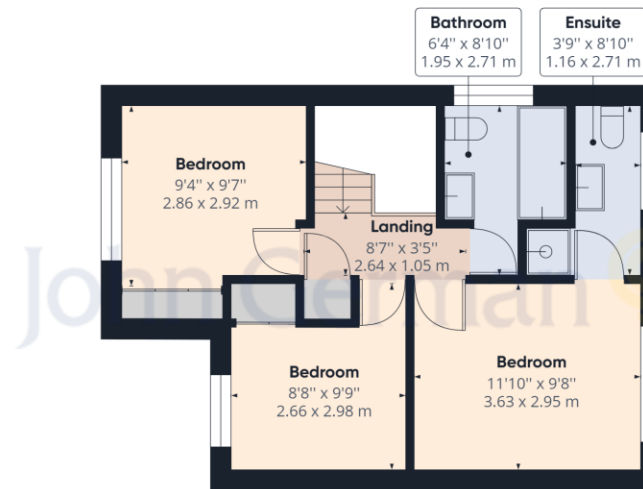
Ground Floor

**Approximate total area<sup>(1)</sup>**

1043.82 ft<sup>2</sup>  
96.97 m<sup>2</sup>

**Reduced headroom**

9.66 ft<sup>2</sup>  
0.90 m<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

 Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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### 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		81   B
69-80	C		
55-68	D	65   D	
39-54	E		
21-38	F		
1-20	G		



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