

# Chiltern Rise

Ashby-de-la-Zouch, LE65 1EU



This wonderful property is a classic mid century home characterised by its clean lines, floor to ceiling windows and an interior designed on open floorplans intent on making indoor and outdoor living spaces compliment each other perfectly, a design choice never more popular than today.

£365,000



John German 

This versatile home lies in a very popular residential location and would be ideal for a family looking to a distinctive home or a retiring buyer seeking ground floor living. The property is spacious in size and features open plan living spaces, high vaulted ceilings and an amazing feature central open walled courtyard set between the living and bedroom spaces.

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 and there are a choice of many local pubs and restaurants. 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.

**Accommodation** - This home sits well back from the road with a lawned foregarden and a long tarmac driveway to the side providing plentiful off road parking and access to a single garage.

A look inside will reveal firstly a bright and light spacious reception hall with guest's cloakroom, built in double cupboard and a view to the feature central courtyard which is accessed via a sliding picture patio door.

On your right you access the living space which features an open plan dining room with skylight over leading into a large living room adjacent which has fabulous vaulted timber clad ceiling and a picture patio door and window overlooking the private rear garden.

The breakfast kitchen lies adjacent and is well equipped with base and wall mounted cabinets on three sides with inset sink having a wide picture window above overlooking the garden and a beautiful flowering magnolia tree. A wide range of integral appliances comprise hob, double oven, dishwasher and fridge alongside ample space for a breakfast table.

The three bedrooms are to the left of the entrance hallway, all are double in size and all feature fitted or built in wardrobes. The principal bathroom is fitted with a large walk in glazed enclosure with shower above, WC and wash hand basin.

**Outside** - An entrance door with a covered entryway leads you through to wonderful private rear gardens which have a full width paved patio area and the benefit of a personal entrance door into the detached garage which has an up and over entrance door, light and power points.

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

**Our Ref:** JGA/12042023

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











Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80   C
55-68	D	58   D	
39-54	E		
21-38	F		
1-20	G		



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#### Agents' Notes

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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.

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