

Leicester Road
Ashby-de-la-Zouch, LE65 1DF

John German



FOR SALE

John German

Sales & Lettings

01530 412824



Leicester Road

Ashby-de-la-Zouch, LE65 1DF

Asking price of £385,000

This four bedroom, two bathroom family home lies in a fabulous non estate location on a great garden plot. Offered for sale with no chain and full of potential for any discerning buyer.



On the ground floor you will find a practical entrance porch with tiled floor an inner door opening into a central reception hallway which has a guest cloakroom leading off and a winding staircase accessing the first floor living space.

To your left is a generously sized bay windowed lounge with coving to the ceiling and an Adams style fireplace as its focal point. Double connecting doors open to reveal a separate dining room which in turn has double doors leading to the uPVC glazed conservatory which has views over the rear gardens, tiled floor and French double doors to outside.

Adjacent to the dining room is the kitchen which has base and wall mounted cabinets wrapping around two sides of the room with complementary countertops and tiled returns. There is a range of integrated appliances and adjacent to the kitchen is a utility room with wall mounted central heating boiler and door to the rear garden. There is fantastic potential here to open (subject to regulations) the utility, kitchen and dining room all into one fabulous, open plan contemporary social space.

Return to the hallway and climb the stairs to the first floor and a large central landing has a cupboard off and arranged around you will find four bedrooms and the family bathroom which comprises panelled bath with electric shower above and glazed shower screen, pedestal wash hand basin and WC.

The principal bedroom has fitted wardrobes and the benefit of a refitted en suite shower room with full height tiled walls, tiled floor, pedestal wash hand basin, WC and a walk in shower enclosure with glazed door and mains shower above.

Outside, the plot is excellent. The property sits well back from the road behind fore garden with a block paved driveway providing parking, turning and access to a single garage. Gated side access leads you to the rear and here the gardens have a fabulous degree of privacy and are laid mainly to lawn.

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.

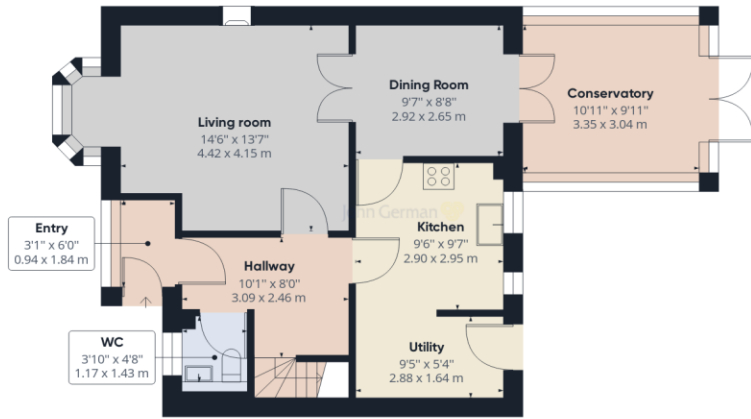
Useful Websites: www.gov.uk/government/organisations/environment-agency
www.nwleics.gov.uk

Our Ref: JGA/25042023

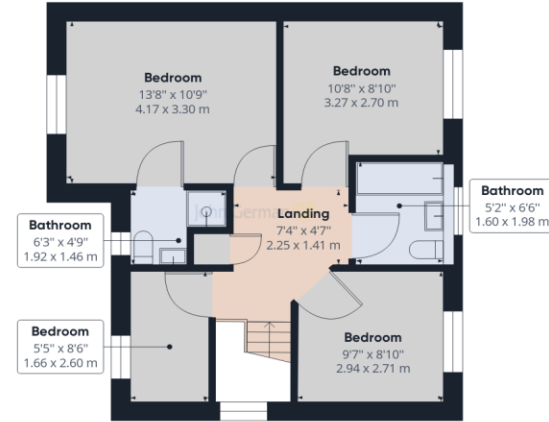
Local Authority/Tax Band: North West Leicestershire District Council / Tax Band E







Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1350.04 ft²

125.42 m²

(1) Excluding balconies and terraces

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		85 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



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