

# Highfields Close

Ashby-de-la-Zouch, LE65 2FN

John German





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£450,000

Excellent extended 1950's home set upon a wonderful garden plot in a very sought after setting. Full of potential for further extension, it has no upward chain and the benefit of off road parking to both front and rear.



Houses on Highfield Close rarely come to the market and this home is no exception having had only one careful owner from new. The property has already been extended but due to the size of the plot and the position of both the kitchen and dining room, there is great potential to open through and enlarge to create a social modern open plan living/dining kitchen. As mentioned, the property has parking to not only the front but also has the benefit of double gates to the rear providing secure off road parking which would be ideal for a caravan or motorhome. This area at the top of the garden also offers scope for the erection of an alternative garage and /or studio subject to planning permission'. Early viewing of course is strongly recommended to appreciate the property's position and garden plot which is just lovely.

The property sits well back from the road behind mature fore garden with lawn, mature trees and shrubs, driveway provides off road parking and access to a single integral garage. There are steps up into the sheltering canopy porch which has a uPVC entrance door with flanking picture windows, which opens into a main through reception hallway with stairs leading off.

Immediately to your right is the principal living room which has the benefit of dual aspect windows and directly ahead off the hallway you step into the kitchen where base and wall mounted cabinets wrap around three sides of the room with a range of integral appliances.

To the right of the kitchen is the dining room which has a lovely view across the rear garden and offers excellent potential, as previously mentioned, to be enlarged to one considerably large open plan room.

Return to the kitchen and leading off to the left you will find there is a very useful walk in pantry with shelving and window to the side. A rear entrance hallway has a uPVC door opening out on to the rear garden and further door connecting to the ground floor WC.

Return to the hallway and climb the stairs to the first floor and here you will find there are four excellent bedrooms, alongside a small single room which would be ideal as a study. There is a family bathroom with a white suite comprising panelled bath with pedestal wash hand basin and separate WC.

Adjacent is a separate modern shower room with full height feature tiling, vanity wash hand basin and walk in shower cubicle with mains shower over. There is excellent potential on this first floor to create a master bedroom en suite (subject to the necessary building regulations). The loft space is partially boarded.

Outside to the rear of the property, as you step outside you are greeted by lovely green private mature gardens which have a long lawn and pathway which runs to one side separating a wide, well stocked bed from the lawn area. There is also a stone patio area with shed and double timber gates to the top section. A side gate leads you to the front of the property which has a single garage with power and light. The gardens really are a truly wonderful feature of the property and are a rarity in today's modern houses.

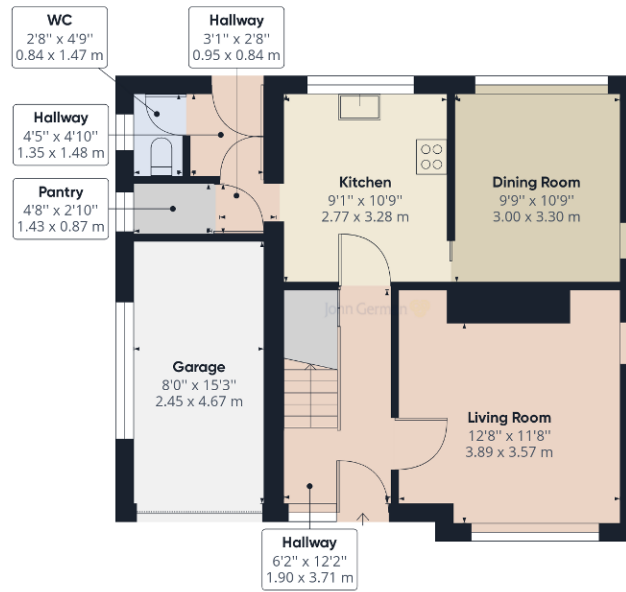
**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).  
**Services:** Gas central heating and uPVC double glazed windows. Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to 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/12052023 **Local Authority/Tax Band:** North West Leicestershire District Council / Tax Band E





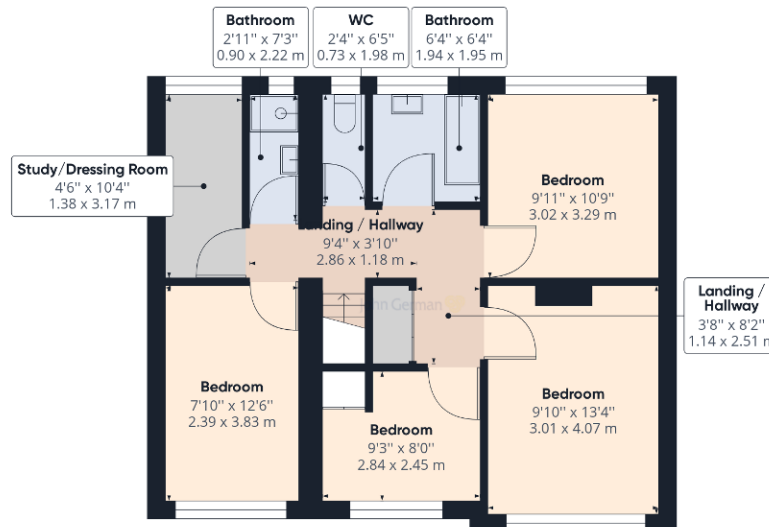


Ground Floor

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

1250.47 ft<sup>2</sup>

116.17 m<sup>2</sup>



Floor 1

(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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



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