

# Birch Road

Ashby-de-la-Zouch, LE65 1FW

John   
German





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£375,000

**This beautiful home provides an abundance of living space meaning everyone will be well catered for! There is a lounge, formal dining room, study/family room, breakfast kitchen and utility, 4 bedrooms, 2 en suite showers plus a family bathroom alongside southerly landscaped gardens to the rear.**

This is the perfect home for those looking to expand their family or even to downsize and be closer to local amenities. It ticks off all of those boxes and is a very versatile 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.

A lovely classic panelled front entrance door finished in Farrow and Ball opens into a welcoming entrance hall beyond with a guest's cloakroom off. Arranged around, doors lead off to the ground floor reception rooms, the first of which is the lounge - a sunny bright room that comfortably holds large sofas and has French doors allowing the living space to seamlessly flow out to the decked entertaining terrace, perfect for summer evenings. For more formal entertaining there is a bay windowed separate dining room with a feature double doored entrance.

Next is the breakfast kitchen, this beautiful hub of the house having an attractive range of cabinets running around the room coupled with a dedicated breakfast bar area plus a range of integral appliances. Adjacent to the kitchen is a most useful utility room with door to the side.

Last but not least is a further bay windowed reception room which would make an ideal study or family room.

Upstairs you will find four good sized bedrooms, ideal for a family or guests. Bedrooms one and two have the benefit of private en suite shower rooms while bedrooms three and four share an attractive family bathroom finished in white.

Now for outside - to the rear you will find sunny southerly gardens laid to lawn with an excellent decked patio area. Gated access leads to the front where local amenities are all within easy walking distance and gated rear access leads you to the shared rear driveway with single garage, parking and turning area.

**Note:** There is a communal maintenance charge of £232 per annum.

**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.

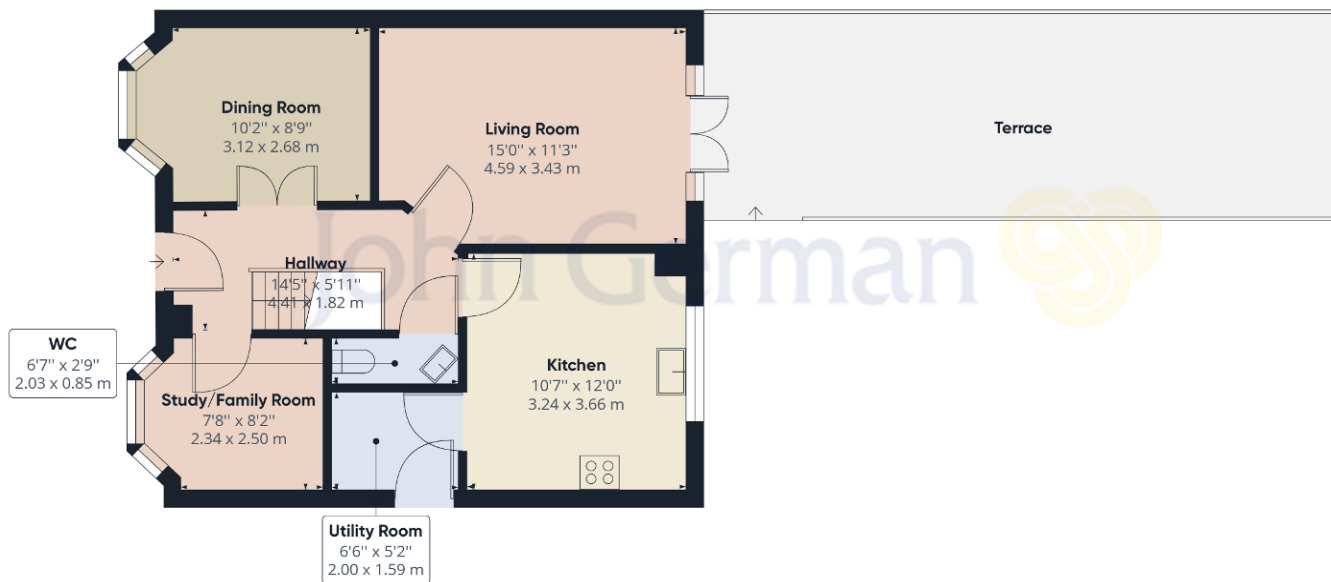
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/24072023

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





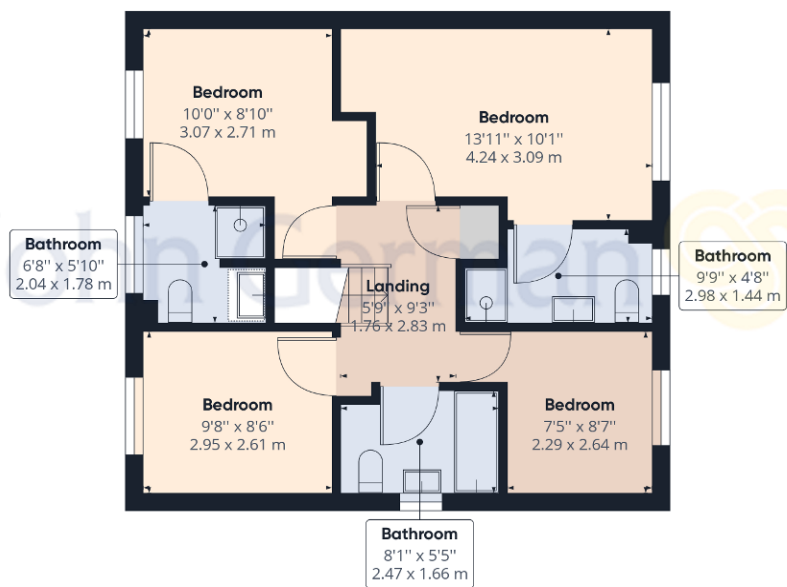


Ground Floor

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

1207.38 ft<sup>2</sup>

112.17 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.

**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		84 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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