

# Priorfields

Ashby-de-la-Zouch, LE65 1EA

John  
German











## Priorfields

Ashby-de-la-Zouch, LE65 1EA

£340,000

**Its all about location, location, location and this excellent bungalow enjoys one of the towns most sought after settings. A rare opportunity indeed! It has a large open plan lounge dining room overlooking private southerly facing gardens, breakfast kitchen, modern shower room, 3 bedrooms, parking plus garage.**



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 front entrance door swings open to reveal an L-shaped entrance hall with two useful storage cupboards and a spacious versatile living space arranged around.

There is a great sized lounge with feature fireplace at its focal point and patio doors that offer pleasant views over the garden and lead you out onto a decked patio area. A good sized dining area lies to one side of the lounge which again has views over the garden from a rear facing window.

Adjacent to the dining room is a limed oak breakfast kitchen with cabinets along two sides, various appliance spaces, tiled flooring underfoot and a window plus a door to the side leading out to the side entrance.

The bungalow offers three double bedrooms with bedroom one having the benefit of overlooking the rear garden. The shower room is well appointed and comprises a WC, pedestal wash hand basin and an oversized walk-in tiled shower area with large glazed shower screen and mains shower set above.

Outside you will find it is not directly overlooked to the fore and has a lawned garden with a double width driveway to the side providing parking and access to the garage. Gated side access leads you to the rear where you will find mature southerly facing sunny gardens with large lawn and patio area with pergola over.

**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)

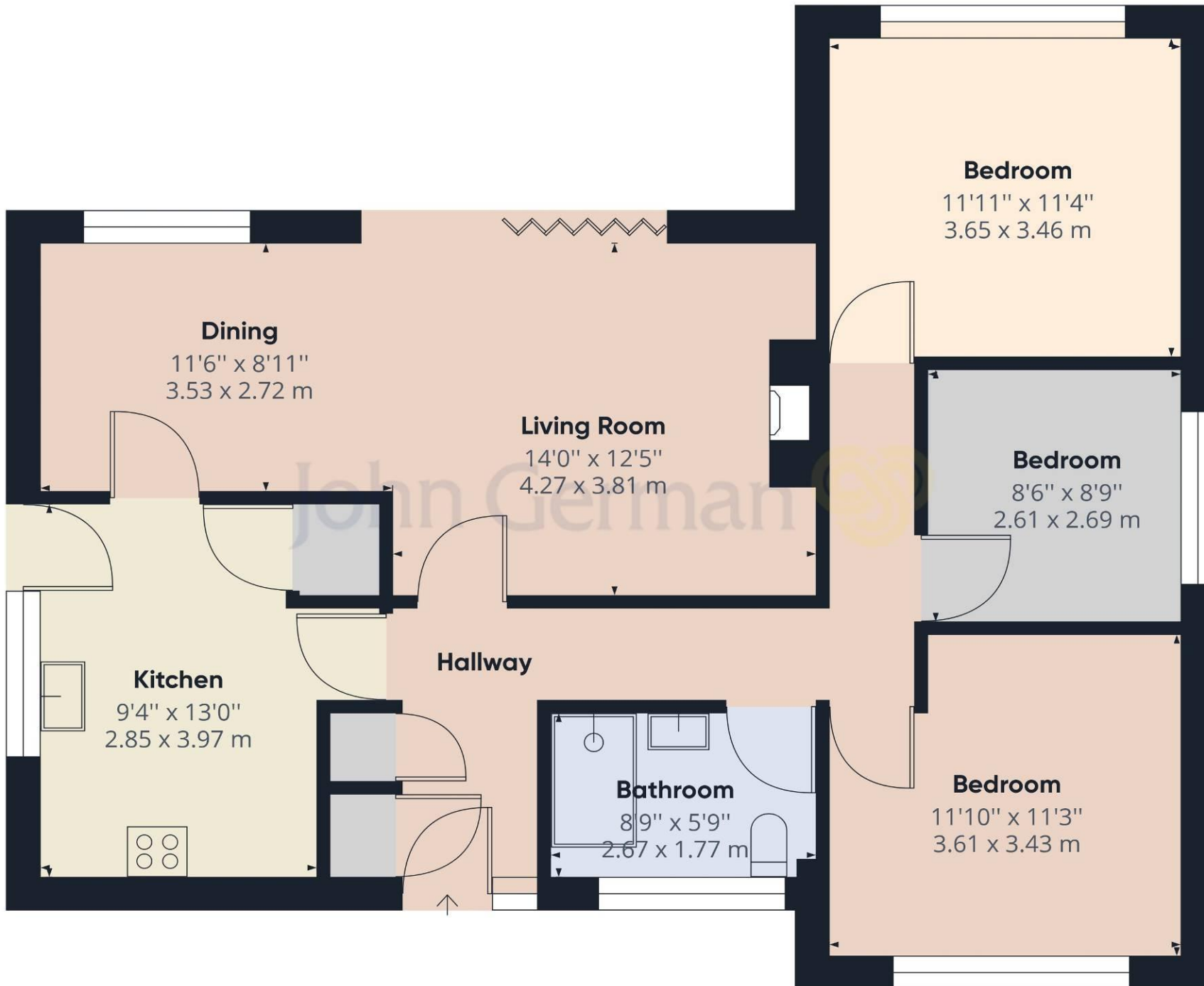
**Our Ref:** JGA/26072023

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









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

937.00 ft<sup>2</sup>

87.05 m<sup>2</sup>

(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		81 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



John German

63a Market Street, Ashby-De-La-Zouch, Leicestershire, LE65 1AH

01530 412824

ashbysales@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood  
Burton upon Trent | Derby | East Leake | Lichfield  
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JohnGerman.co.uk Sales and Lettings Agent





