

Chapmans Meadows

Ashby-de-la-Zouch, LE65 1JE

John 
German





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£370,000

Extended and well presented family property with large mature gardens, backing onto a stream with a raised entertaining deck set above. Large lovely size conservatory leads off an open plan full width family kitchen, and garage conversion provides a further useful reception. No upward chain



This modern family home has the rare benefit of superb size private gardens to the rear, plus the additional surprise of a stream running behind. The house has been extended and altered and offers versatile living space suitable for any growing family. The garage conversion has created a very useful additional reception room to the home, and for those still seeking a garage on their wishlist, planning permission is in place for a new garage to be built to the side of the property. All this plus the benefit of no upward chain.

From the reception hallway stairs rise to the first floor. Immediately to the right, conversion of the garage has created a very useful study/family room or separate dining room. The lounge to your left has solid oak flooring underfoot with coving to the ceiling, bay window to the front aspect alongside a feature focal fireplace with inset electric flame effect fire.

Perfect for any family, the kitchen has been opened into the former adjoining dining room to create one large social living space. Heaps of storage runs around the room, provided by maple effect shaker style base and wall mounted cabinets, complementary black speckled countertops run above and have inset one and a half bowl sink with mixer tap. There is a large 5 ring induction Neff hob with stainless steel and glass extractor fan set above. Integral Neff double oven, integral microwave, space for washing machine and dishwasher and space and plumbing for an American style fridge freezer. There is a high top breakfast bar, the perfect space for morning coffee and tiled flooring. Glazed doors open out onto a large uPVC double glazed conservatory with views over the garden, wood effect laminate flooring underfoot and French doors leading out onto the side decked patio area with sheltering pergola above.

The property has the benefit of a ground floor WC/guest doorkroom.

Upstairs you will find leading off the landing there are 4 bedrooms and a lovely refitted family bathroom. This bathroom has tiled floor, with matching tiled walls, alongside a white suite comprising bath with mixer tap and electric shower over, glazed shower screen, pedestal wash hand basin and WC.

The master bedroom has built in wardrobes and a lovely en-suite modern shower room with tiled floor and walls, concealed cistern WC, vanity wash hand basin and a corner quadrant shower.

Outside returning to the rear gardens, you step out onto large lawned gardens which wrap around the rear and side of the property. The gardens enjoy fabulous privacy and mature borders. There is a large balustrade timber decked entertaining space, which sits above the lovely stream below.

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.

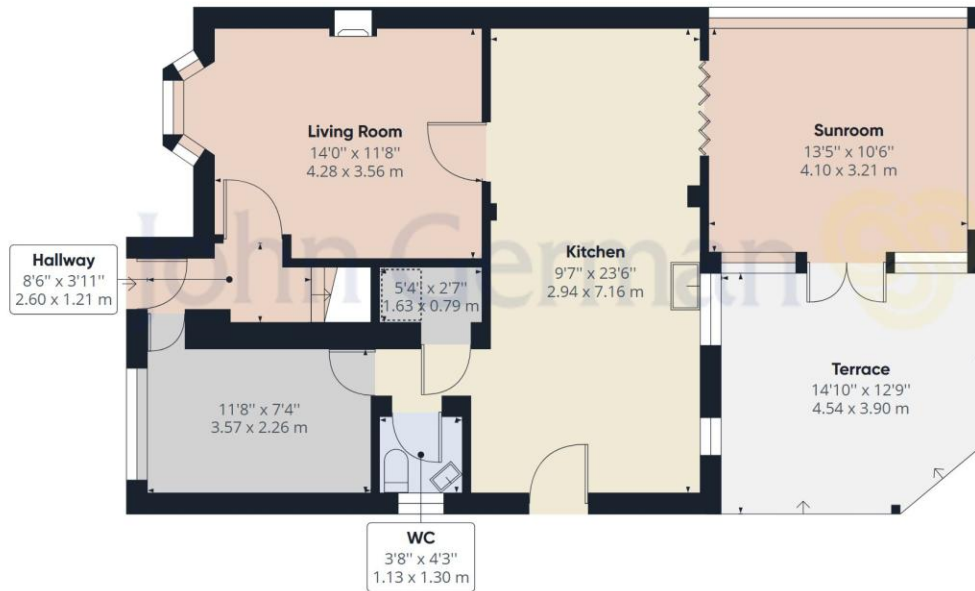
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA01082023

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







Ground Floor

Approximate total area⁽¹⁾

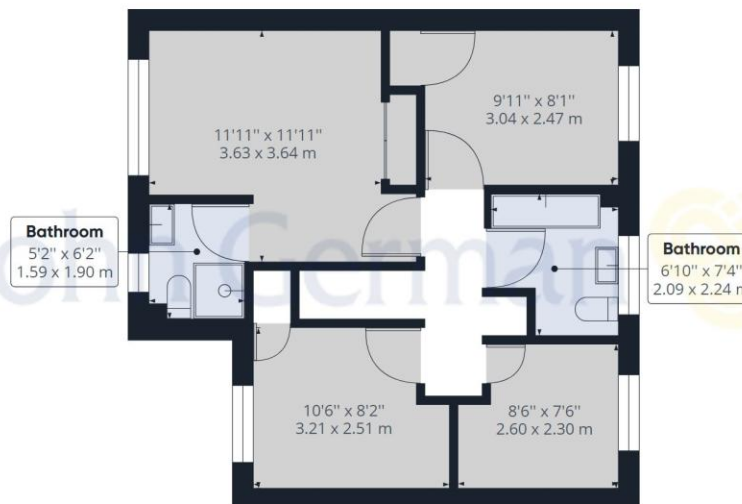
1208.05 ft²

112.23 m²

Reduced headroom

5.27 ft²

0.49 m²



(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.



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		
69-80	C		74 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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