

Pennine Way

Ashby-de-la-Zouch, LE65 1EW

John
German





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£400,000

Beautifully positioned in a quiet close with private gardens and plentiful parking, this home is one not to be missed with its far reaching countryside views to the horizon. We love the full width living room with its three tall Georgian style windows and the rest of the house is just as delightful.



Set upon this very popular location on the south side of Ashby, lies this wonderful four bedroom family home. It sits on a private mature garden plot behind an extensive drive with lots of parking, plus a carport and garage. Offered for sale for the first time in 50 years, it also has the benefit of no upward chain. The house is within walking distance of Ashby school and in the catchment area for Willesley Primary School.

You step inside into a generous hallway with window to the side and skylight above. Leading off you will find a large full width, light living room with three tall feature windows, focal fireplace and door leading through to a separate dining room.

The dining room is a wonderful size, perfect for entertaining. It has patio doors opening out to the garden and also lies adjacent to the breakfast kitchen which highlights the obvious possibility of it being opened up into one large open plan social family living/dining kitchen.

The kitchen itself has a wide range of cabinets wrapping around the room with complimentary countertops and fitted breakfast table. There is an inset 1½ sink with wide garden picture window above, integral Bosch refrigerator, Bosch hob with oven beneath and concealed extractor hood over. A door leads to the garden and an internal door leads back to the hallway where you will find a very useful, modern fitted guest cloakroom with fitted vanity unit, inset wash hand bowl and WC to the side.

Upstairs on the first floor there are four bedrooms, coupled with a family bathroom that has been updated with a standalone tiled shower cubicle with shower above, alongside a WC and vanity unit with fitted wash hand basin and storage below. There is a ladder style towel radiator to the side.

Bedroom one is a beautifully proportioned room which benefits from an extensive range of fitted wardrobes and has a wonderful large, wide curved bay window which offers fabulous countryside views to the horizon. All three remaining bedrooms are an excellent size and all have fitted or built in wardrobes.

Outside, the property lies back from a large driveway with mature borders to one side and there is a carport providing sheltered parking and beyond is a detached single garage with automatic door. Gated side access opens into private mature gardens which are laid to lawn with a large patio area around. There are mature borders and the garden benefits from not being overlooked to the rear.

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

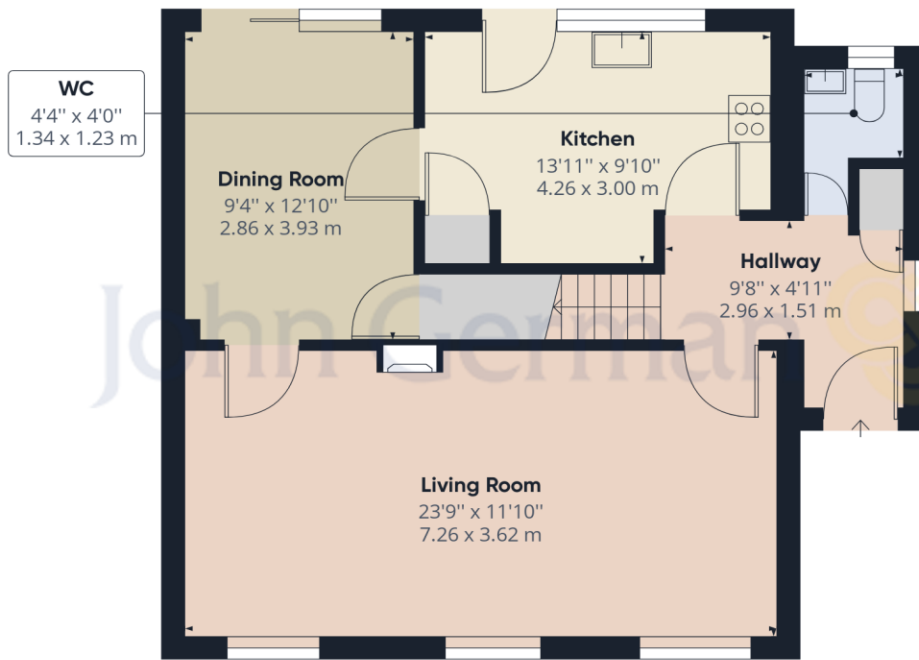
www.nwleics.gov.uk

Our Ref: JGA/08082023

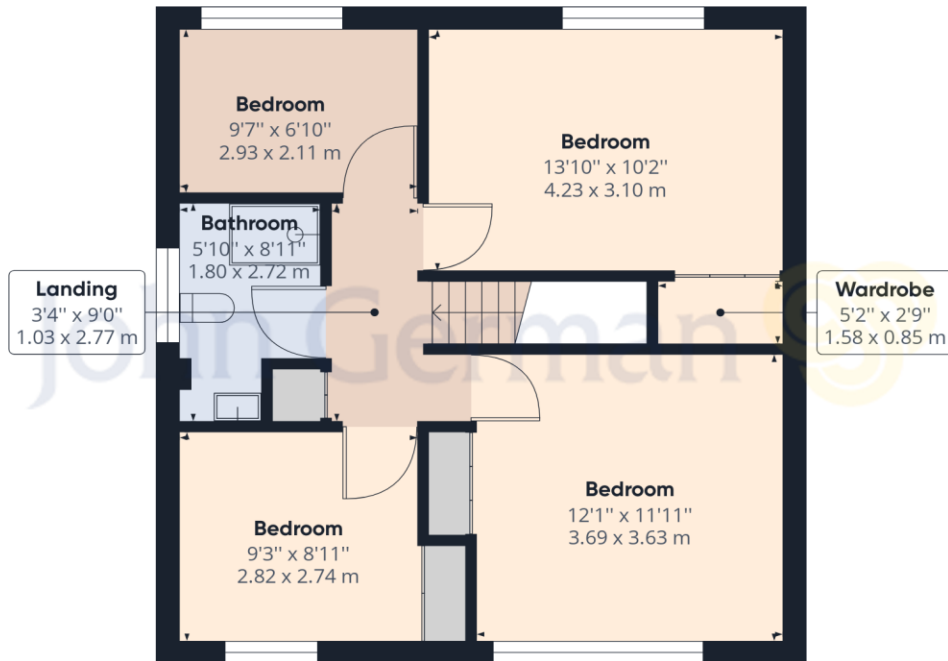
Local Authority/Tax Band: North West Leicestershire District Council / Tax Band E







Ground Floor



Floor 1

Approximate total area⁽¹⁾

1223.32 ft²

113.65 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		84 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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