

# Pennine Way

Ashby-de-la-Zouch, LE65 1EW

John  
German






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£450,000



A truly versatile and fabulous split level family home with a gorgeous garden and spacious accommodation comprising lounge with balcony and views, breakfast kitchen, 4 double bedrooms, luxury bathroom, lots of parking, carport, garage and extension potential.

Never judge a book by its cover they say and never has this been truer with this four bedroom family home! First impressions would lead you to believe you have arrived at a bungalow, but no! Behind its entrance door you will find a rare split level design, versatile family home with balcony and south westerly views over beautiful gardens and countryside beyond. It already offers plentiful living space but also further potential to extend greatly as demonstrated by similar houses within the street (subject to PP). The owners have further enhanced the property with the addition of solar panels with battery storage which provides electricity and the benefit of a feed in tariff.

The property sits well back from the road beyond a deep lawned foreground flanked by extensive crete print driveway that culminates at the single garage with a most useful carport to the side. Behind the front entrance hall is a welcoming hallway with excellent sized coat cupboard to the side and stairs leading down to the bedroom accommodation. On your right is the fourth bedroom - a double room which is currently being utilised as a study and has a front facing bow window. Adjacent to this room is a guest's cloakroom which comprises a modern WC and vanity unit with inset wash hand basin and storage beneath. There is a tiled feature wall behind and this room has space for and used to accommodate a shower, which would then create a private bathroom for the fourth bedroom.

Perfect for family life, the kitchen is spacious and easily accommodates a large breakfast table. Arranged around the room is an extensive array of cabinets with complementary worksurfaces and integral appliances. From the kitchen you access a formal dining room which overlooks the rear garden below and connects through to the living room. The focal point of this room is no doubt the amazing outlook through the patio window and beyond to the countryside on the horizon. The patio window has doors that slide out to allow access onto the balcony which is a lovely feature of the home and an ideal to sit in and take in the views and sunshine.

Return to the hall and take the stairs down to the lower level where you will find three excellent sized double bedrooms with fitted or built in wardrobes. The principal bedroom has the benefit of patio doors leading out to the gardens beyond.

The bathroom on this level is fitted in a luxury style contemporary suite comprising a walk-in and out frameless shower area with glazed screen and rainfall shower above, a vanity unit with storage beneath and feature wash bowl set atop, and a WC to the side.

Lastly on this floor is a large walk in utility/boiler cupboard with space for a washing machine and the wall mounted gas central heating boiler.

Outside - From the kitchen side entrance door, stairs lead down to the garden and here you will find a part enclosed walled courtyard that is paved and provides an additional seating area. The remaining gardens are laid principally to lawn and have fabulous privacy, are mature and beautifully planted, benefitting from a south westerly sunny aspect.

**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. The property also has a security alarm system.

**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)

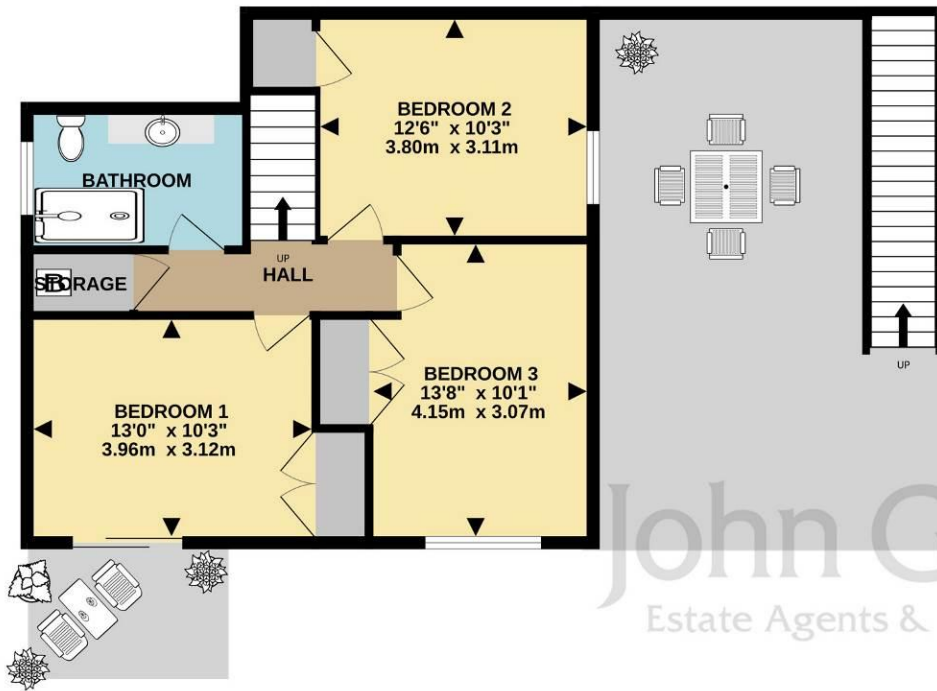
**Our Ref:** JGA/15082023

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





## GROUND FLOOR



## 1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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	85 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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