

Churchill Close

Ashby-de-la-Zouch, LE65 2LR



This excellent double bay fronted bungalow is set upon an extensive plot in this favoured location. Offered for sale with no upward chain it offers two double bedrooms, bathroom, breakfast kitchen and conservatory opening out onto wonderfully mature private gardens, with long driveway approach.

£335,000



John German 

The property sits well back from the road behind lawned fore garden with mature planted borders, flanking to one side is a long tarmac driveway which provides off road parking for multiple cars.

Behind the glazed entrance porch, a uPVC double glazed door opens into a wide welcoming central hallway with all of the living space arranged around. Immediately to your left you'll find a bay windowed living room with a feature fireplace sitting at its focal point.

Next is the breakfast kitchen which has base and wall mounted cabinets wrapping round the room with complementary counter tops and inset sink with tiled returns. There is a breakfast bar area alongside space for a small breakfast table, there is a window to the side. Leading off the kitchen is a useful utility room and a side entrance hall with a further useful store room off and uPVC double glazed door leading to outside.

Returning to the hallway and you'll find the bungalow has two double bedrooms, with the front bedroom having a large range of fitted bedroom furniture round the room, whilst the rear double bedroom has French double glazed doors leading out into a lovely conservatory with full height picture windows which overlook the gorgeous mature gardens. French double doors here lead you out onto a large patio area.

There is a bathroom, comprising sit up shower/bath with pedestal wash hand basin and separate WC.

Returning outside, to the rear of the property you will find there are wonderfully mature gardens which offer a great degree of privacy, they are laid mainly to lawn and have an extensive paved patio area. The former garage has now been turned into a useful workshop, and this has personal access door and light.

Please note: There is no gas connected to the house, but we are informed it is available in the street.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water, drainage, electricity 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: JGA05092023

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



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Approximate total area⁽¹⁾
 1118.18 ft²
 103.88 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.

GIRAFFE360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	52 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

Agents' Notes

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