

Castle Way

Ashby-de-la-Zouch, LE65 2RY

John 
German





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£375,000

NO CHAIN

Discretely positioned near to Western Park and Willesley School, this property offers great potential coupled with a great location. A family home with room to extend and grow, it offers four bedrooms, two bathrooms, two reception rooms, bespoke kitchen plus conservatory.



This excellent detached modern family home benefits from a gas fired central heating system and uPVC double glazed windows, sold with no upward chain. The property is set in a very popular small residential development adjacent to Western Park and very close walking distance to Willesley Primary School.

The property lies behind a shared private driveway approach and is discreetly positioned. It has a driveway providing off road parking to the fore alongside access to the tandem garage. Set beneath a canopy porch a uPVC entrance door opens into the reception hallway where a staircase rises to the first floor. Immediately to your left is a guest's cloakroom with WC and wash hand basin whilst to your right is a well proportioned lounge which has coving to the ceiling and a feature stone effect fireplace with inset living flame gas fire. Double doors connect through to the adjoining dining room, this too is a well proportioned room and has French double doors leading to a uPVC double glazed conservatory that overlooks the garden and allows access to outside.

Lying adjacent to the dining room is the wonderful fitted kitchen that has a bespoke range of painted cabinets which wrap around three sides of the room with complementary countertops, integral hob with eye level double oven, further appliance spaces, an outlook over the rear garden and a door to outside.

On the first floor there are four bedrooms, bedroom one has built in sliding mirrored wardrobes alongside additional bespoke fitted wardrobe with rail and inset drawers. It also has its own en suite shower room fitted with a WC, pedestal wash hand basin and an enclosed shower cubicle with folding door and tiled splash back.

The family bathroom has a panelled bath, WC, wash hand basin and half height tiling to the bath and sink areas.

Outside - Gated side access leads to the rear garden which have been landscaped for ease of maintenance and have a paved patio area with dwarf height wall and step leading up to a gravelled area that could easily be reinstated to a lawn. The gardens benefit from a great degree of privacy and also enjoy a southerly facing rear 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.

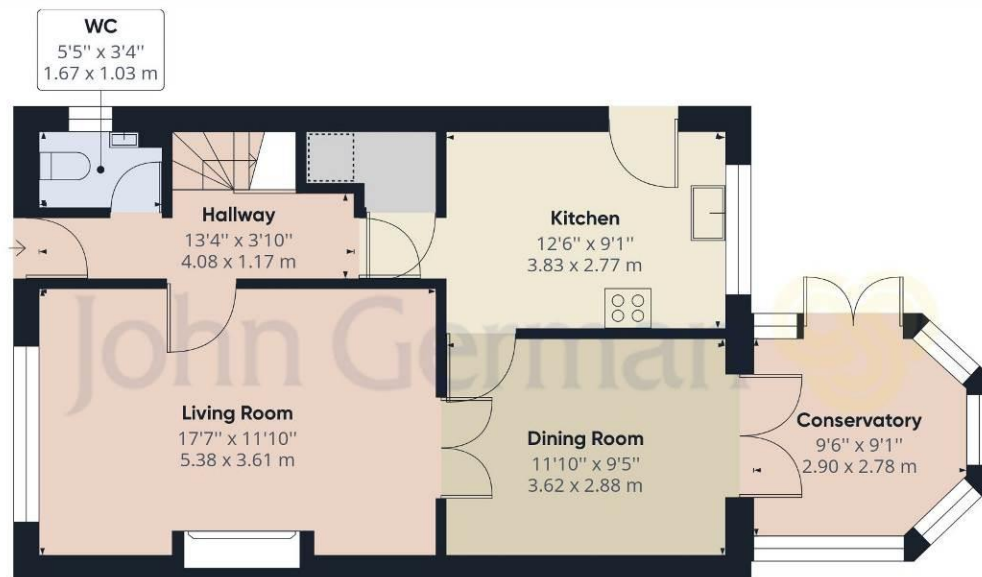
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/15092023

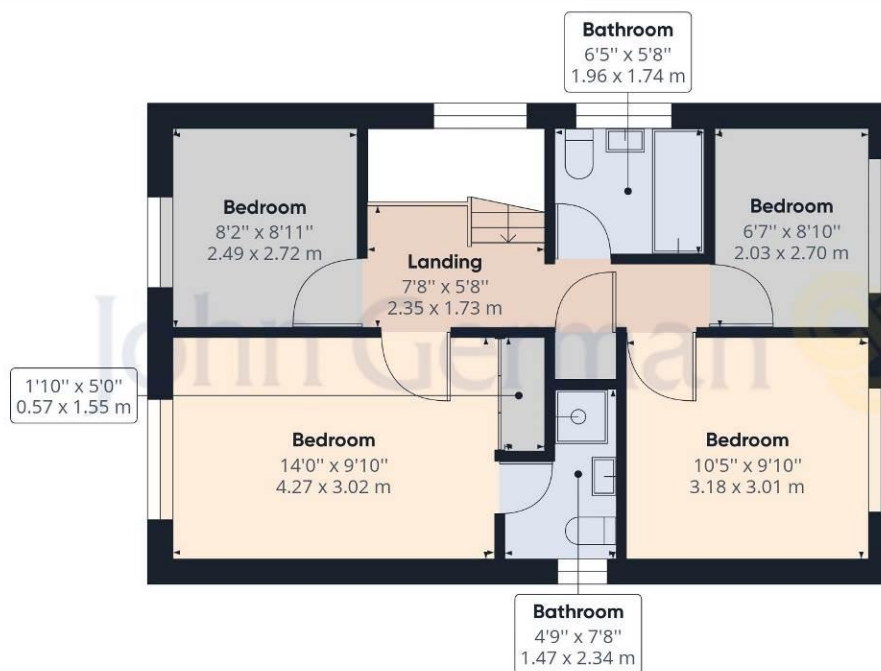
Local Authority/Tax Band: North West Leicestershire District Council / Tax Band E







Ground Floor



Floor 1

Approximate total area⁽¹⁾

1159.11 ft²

107.68 m²

Reduced headroom

4.51 ft²

0.42 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.

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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		82 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



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