

Thirlmere Gardens

Ashby-de-la-Zouch, LE65 1FN

John 
German





WHAT'S
Cooking
Good
Tonight



Thirlmere Gardens

Ashby-de-la-Zouch, LE65 1FN

Price range from £400,000 - £410,000

A spacious modern family home located on a corner plot with excellent landscaped gardens, perfect for entertaining. The house boasts a comfortable and well designed layout perfect for family living.

NO UPWARD CHAIN

This four bedroom family home has been much improved by the current owners including a well equipped family kitchen with sitting area and dining room adjacent alongside a larger than average utility room, perfect for muddy paws and boots! An internal door leads into the garage and this has been utilised as a home office working space but could easily be reinstated if required. The property also boasts a refitted bathroom and en suite and a personal visit is a must to appreciate the living space on offer.

Accommodation - The property sits on a corner position behind a double width driveway with lawned gardens wrapping around to the side. Upon entering the home you will be greeted by the through reception hallway with its excellent cloakroom area and guest's WC to your right.

Stepping into the living room of this beautiful property you will be struck by a warm and welcoming atmosphere that envelopes you. The front facing walk in bay window allows for plenty of natural light and at the centre point of the room there is a feature fireplace with inset living flame gas fire. Glazed double doors opens and connects the living room with the dining room that overlooks the garden with laminate flooring underfoot and French double doors leading you out onto the patio area.

The open plan kitchen diner serves as the heart of the home, perfect for entertaining guests also having a soft seating family area. The kitchen is well equipped with lots of storage options and has an integral gas hob with matching oven beneath and extractor hood set above.

Next is the utility room which as previously mentioned is a wider than average utility room that is equipped with base and wall mounted cabinets, spaces for a washing machine, tumble dryer and American style fridge freezer. A uPVC double glazed door leads you out to the garden providing a practical entrance for kids and dogs. An internal door leads you into the garage where the current owners have utilised as a home office with a temporary division wall at the front by the garage door, this could easily be removed and the garage reinstated if required.

Return to the hallway and climb the stairs to the first floor where you will find four bedrooms, three of the bedrooms have the benefit of built in or fitted wardrobes and the master bedroom has the luxury of a refitted en suite shower room with oversized tiled shower, half height tiling to the remainder of the room, vanity wash hand basin with storage beneath and WC.

The family bathroom is similarly appointed with attractive grey wall tiling and a contemporary suite comprising shaped bath with glazed screen and shower above, WC and high gloss vanity unit with two deep drawers and an inset wash basin sits beneath a glazed skylight which floods the room with natural light. There is also a feature ladder style towel radiator.

Return to outside to the rear garden that are last but definitely not least being lovely for family life and entertaining. Laid principally to lawn and enjoying a great degree of privacy with a feature brick built high wall running along one side and a full width paved patio area complemented by a second lower decked patio providing discreet seating. There is also a timber shed and gated side access.

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.

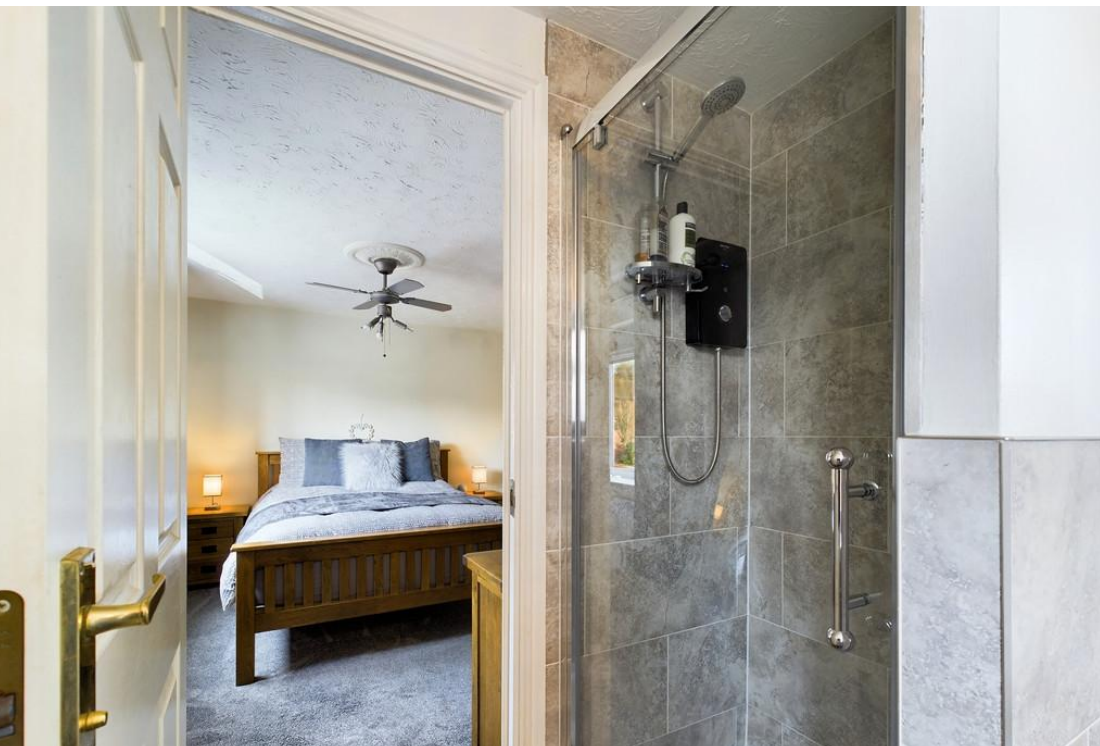
Useful Websites: www.gov.uk/government/organisations/environment-agency
www.nwleics.gov.uk

Our Ref: JGA/12102023

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













Ground Floor

Approximate total area⁽¹⁾

1499.93 ft²

139.35 m²

Reduced headroom

35.49 ft²

3.30 m²



Floor 1

(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

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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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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