

Loweswater Grove

Ashby-de-la-Zouch, LE65 1HG



Modern semi detached family home set on a popular cul de sac setting with plentiful parking & garage. Full width open plan kitchen diner, lounge and the added benefit of a ground floor WC. Upstairs are three bedrooms and a family bathroom whilst to the rear there is an excellent sized private garden.



£235,000

John German

The property lies in a cul de sac location, having a lawned fore garden with driveway to the side providing plentiful parking and access to the garage, with gated side access leading into the garden.

The front entrance door opens into the reception hall where to your right is the benefit of a guest cloakroom with WC and wash hand basin.

A glazed door opens to reveal a well proportioned lounge with stairs leading off and an Adams style living flame gas fire sitting at its focal point. There is a front facing window and connecting door through to a full width open plan kitchen diner. This room has a range of contemporary high gloss wall mounted cabinets running along three walls with complementary black roll top work surfaces incorporating a stainless steel sink with mixer tap. There is an integral electric ceramic hob with hood above and oven beneath, space for washing machine and fridge freezer and tiled flooring runs throughout the room. The dining area has space for a table and the benefit of French double doors opening out onto the rear garden.

Return to the lounge and climb the stairs and leading off the landing are three bedrooms and the family bathroom. Bedroom one has views down across the rear garden. The family bathroom is finished in white and has full height tiling to the walls, pedestal wash hand basin, WC and panelled bath alongside a ladder style towel radiator.

The rear garden has a full width paved patio area with pathway leading to a personal door into the detached garage which has an up and over entrance door, light and power points. The garden benefits from not being overlooked with a backdrop of mature trees.

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/28112023

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







| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 86 B |
| 69-80 | C | 72 C | |
| 55-68 | D | | |
| 39-54 | 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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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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