

Ashby Road
Boundary, DE11 7BB

John German





Ashby Road

Boundary, DE11 7BB

£225,000

A wonderful cottage that is beautifully positioned with countryside views located on the edge of Ashby offering three bedrooms, modern bathroom, large open plan beamed lounge with dining room plus a modern fitted kitchen and WC. Long gardens lie to the rear, parking to the fore and offered with no upward chain.

Location, location, location! Located off the main Ashby Road and approached via a shared unadopted track, this cottage is perfectly tucked away, you really wouldn't know it was there! It enjoys peace and quiet combined with the convenience and accessibility to Ashby, less than 2 miles from the bustling market town. It is a short walk from the popular Tap House bar and restaurant and the property benefits from having no upward chain.

Accommodation - A uPVC entrance door takes you into a reception hall with stairs leading off. A door to your right opens to reveal a spacious open plan lounge and dining room with wonderful beamed ceiling. The lounge has a brick built open fireplace at its focal point, and a front facing window has a lovely aspect over the small paddock to the fore. The dining room has more than enough room for a large dining table and leading off is a very useful modern guest's WC.

Located to the rear of the property is a contemporary open plan kitchen with base and wall mounted cabinets wrapping around the room offering plentiful storage, complementary countertops have an inset sink with mixer tap, an inset ceramic hob with oven beneath and extractor hood set above. There is space and plumbing for a washing machine, space for a fridge freezer and further appliance space plus the wall mounted oil fired central heating boiler. Two uPVC double glazed windows overlook the rear garden and a uPVC double glazed stable door leads outside.

On the first floor leading off the landing there are three bedrooms, the master bedroom is a fantastic sized room with two fitted wardrobes and a wide uPVC double glazed window offering a fabulous panoramic front aspect across surrounding countryside. Bedroom two overlooks the rear garden and bedroom three again has that wonderful front view.

The family bathroom is fitted in white and comprises a shaped bath with curved shower screen and fitted electric shower above, WC and wash basin, full height tiling to the walls and a ladder radiator.

Outside - As previously mentioned the property is approached over a long shared unadopted drive which takes you to the property itself. There are three parking spaces to the fore and to the rear you will find there are long lawned gardens with mature hedgerow boundaries.

what3words ///anthe.ms.clothed.asked

Agents notes: As is common in terraced houses, neighbours have a pedestrian right of way across the back of the property.

The land edged red is the newly registered land tied with the cottage and the edged green shows the statement of truth area which also forms part of the property. We would advise all interested to seek legal advice on the matter. Please note that the field in front of the property is privately owned separately from the property and no rights of use or access are included in the sale.

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

Property construction: Brick **Parking:** Off road parking **Electricity supply:** Mains

Water supply: Mains **Sewerage:** Septic tank **Heating:** LPG (no mains gas)

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Ultrafast full Fibre - See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: South Derbyshire District Council / Tax Band B

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

Rights and easements: The driveway has shared access and shared costs.

Coalfield or mining are a: Mining area

Our Ref: JGA/29042024





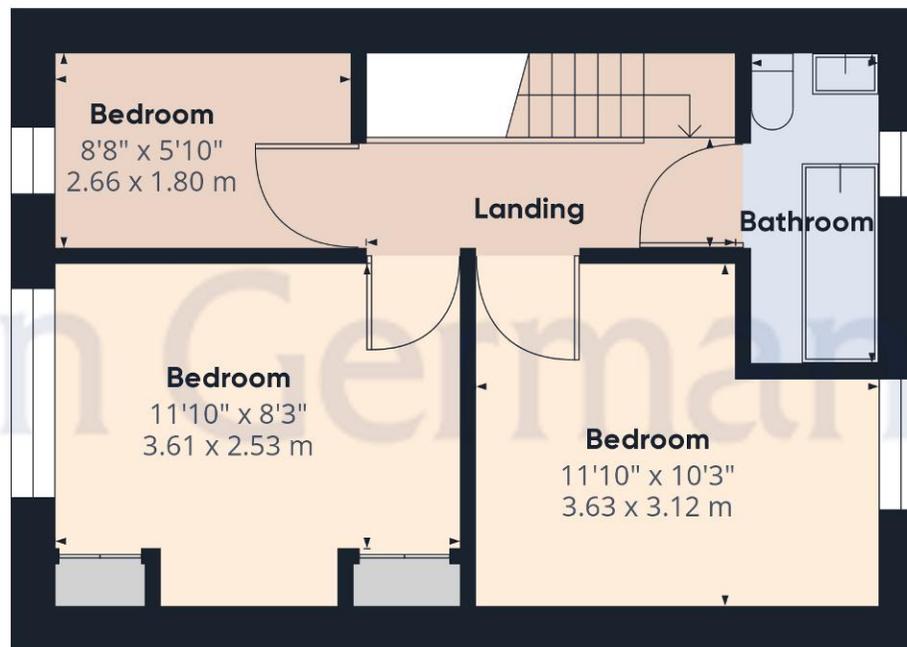


Ground Floor

Approximate total area⁽¹⁾

860.87 ft²

79.98 m²



Floor 1

(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



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.

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

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		108 A
81-91	B		
69-80	C	74 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

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent



