

Marlborough Way

Ashby-de-la-Zouch, , LE65 2QR

John 
German






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£350,000

A photograph of a well-maintained garden. In the foreground, there's a large bush with reddish leaves on the left and a smaller green bush on the right. A central lawn area has two blue bird baths. A wooden fence runs across the middle ground. To the right, there's a wooden shed and a greenhouse. The background shows a large green field and trees under a cloudy sky.

Sitting in a slightly elevated position, this modern extended four bedroom detached home benefits from backing onto open green space with a lovely rear aspect. Offered for sale with no upward chain and full of potential. Could this be your forever home?

The property sits nicely back from the road behind a lawned garden with mature planting. Double width driveway to the side provides plenty of parking and access to the double garage with twin electric roller doors. The property has the benefit of uPVC double glazed entrance porch and a look behind the entrance door will reveal a central reception hallway with its living space arranged around. The property offers a large through lounge with fireplace, coving to the ceiling, tilt and slide patio doors which offer views to the outside and take you directly out into the lovely private, mature garden.

There is a separate dining room for formal occasions and being positioned next to the family breakfast kitchen means its ideal for knocking through into one much larger contemporary social open plan living space. The existing kitchen is a spacious room though, with base and wall mounted cabinets running along three sides with integral gas hob, eye level oven and grill, space for a washing machine, fridge, and dishwasher and plenty of room for a family breakfast table. Leading off the kitchen is an additional reception room which offers versatility for a variety of uses from study to playroom to utility etc. This room too could be opened through into the kitchen (subject to necessary consents). An internal door accesses the double garage and a side door leads to outside.

On the first floor there is a large landing with front facing window, arranged around are four bedrooms and a family bathroom. Bedroom one and two have lovely views over the garden and the park beyond. The family bathroom comprises large walk in shower, WC, pedestal wash hand basin and half height tiling to the walls.

Outside, to the rear of the property is a lovely mature garden, full of planting and colour and shrubs. Not being directly overlooked gives you great privacy and the garden benefits from backing onto parkland with mature trees. In addition, a gate to the rear of the fence will provide you with direct access for dog walking etc.

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

Property construction: Brick

Parking: Drive & double garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

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

Broadband type: 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: North West Leicestershire District Council / Tax Band D

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

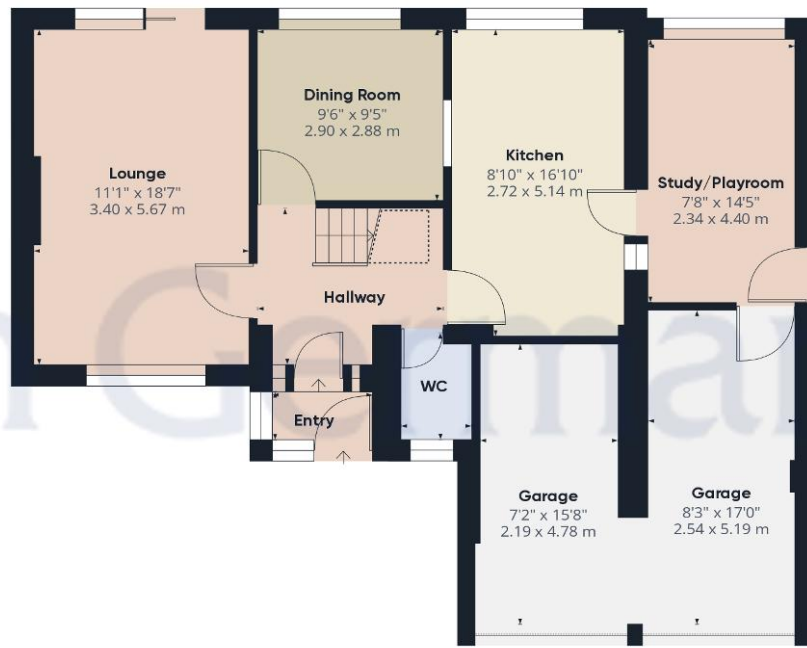
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Our Ref: JGA/16052024

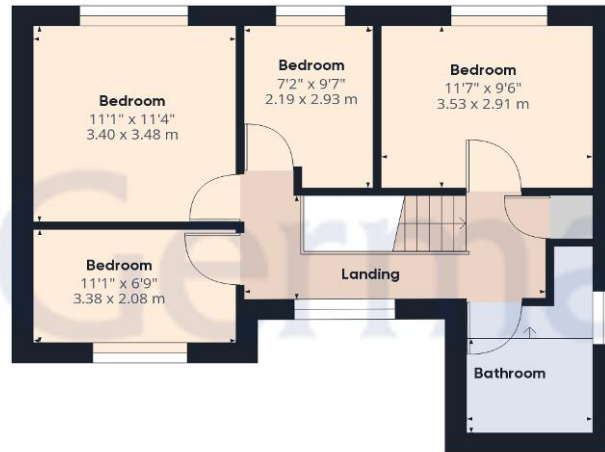
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Ground Floor



Floor 1

Approximate total area⁽¹⁾

1498.7 ft²


139.23 m²

Reduced headroom

13.08 ft²

1.21 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

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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.

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		83 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



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