

Willesley Close

Ashby-de-la-Zouch, LE65 2QB

John 
German






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£750,000

An ideal family home set in an exclusive Ashby location that has been extended and is beautifully presented complemented by a lovely mature private garden plot to the rear. It offers 5 bedrooms, 2 bathrooms, lounge, sitting room, family room and a dining room which lies open plan to an attractive oak fitted kitchen.



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Willesley Close is one of the finest addresses within Ashby and is situated off Willesley Road. Lying on the fringes of the town centre enjoying the best of both worlds with the countryside of the National Forest, Hicks Lodge and a golf club on your doorstep and the convenience of the town centre only minutes away.

Embrace the lifestyle that living in the historic market town of Ashby offers, being able to walk into town along the many walks and pathways to a bustling high street filled with coffee shops, boutiques, restaurants and bars is one of its many joys. The famous butchers, Taylors, has queues around the block at the weekends, and who can say no to a pizza and cocktail at Zamanis or a trip to The Tap at No 76 on an evening. A walk through the Bath Grounds is always pleasant, whatever the time of year; in the Summer the thwack of Willow on Leather can be heard here on Sunday afternoon and is a popular event for a family picnic. All this, more and of course the wonderful historic Ashby de la Zouch Castle. Strategically, Ashby is perfectly positioned for the busy commuter, with access via the M42 and M1 to many East and West Midlands towns and cities.

This detached family property has been thoughtfully extended and offers versatile living space arranged over two floors extending to circa 1840 sq.ft (inc garage). There are multiple reception rooms with space for all of the family to spread out and to the rear are some beautiful parkland style gardens that are mature and private with an expansive lawn ideal for children, pets and all the family. In summary a great family home in a superb location with the further potential to extend, subject to planning permission. We strongly recommend a viewing at your earliest opportunity.

On the ground floor you will find a practical entrance porch which has a feature original terrazzo tiled floor. A door opens into a spacious central reception hallway which has oak flooring underfoot and all doors leading off.

To your left is a well proportioned living room which has oak flooring running throughout, a front facing uPVC double glazed window, a feature fireplace at the focal point with an inset living flame gas fire with surround and a raised hearth. Adjacent lies a sitting room which is a lovely area to sit and admire the rear garden beyond through the full height picture windows with central glazed double doors. A connecting door takes you into the family room which has a wide picture window overlooking the rear garden.

Return to the hallway we move past a guest's cloakroom and useful utility room on our way to the heart of the home - the fabulous fitted oak kitchen which has base and wall mounted cabinets wrapping around the room with complementary countertops incorporating an inset one and a half bowl sink with mixer tap and ceramic tiled splashbacks around the worksurface areas. There is an integral five ring gas hob with matching stainless steel and glass extractor hood above, an eye level microwave oven, integral electric oven set beneath and integral dishwasher. Tiled flooring runs throughout the room, dual aspect windows, a door to the side and the kitchen lies partially open plan to the adjoining dining room which again has tiled floor and the benefit of French double doors out to the gardens and to a single secluded sitting area ideal for morning coffee.

On the first floor, the spacious landing has doors to five bedrooms comprising four doubles and one single. The principal bedroom overlooks the gorgeous gardens to the rear and further benefits from walk in wardrobes with hanging rails on two sides and its own private en suite bathroom which is fully fitted with a large corner oversized shower, panel bath, WC, vanity wash hand basin and ladder style radiator.

Serving the remaining bedrooms is the family bathroom, another expansive room featuring twin contemporary vanity units with inset basins, panel bath with shower above and glazed screen, WC and a tall ladder style towel radiator.

Outside - The gardens really are a highlight with mature specimen trees and shrubs surrounding a large central shaped lawn area and a timber decked raised patio is perfect for entertaining. The gardens enjoy a fabulous southerly aspect that guarantee summer sun all day long.

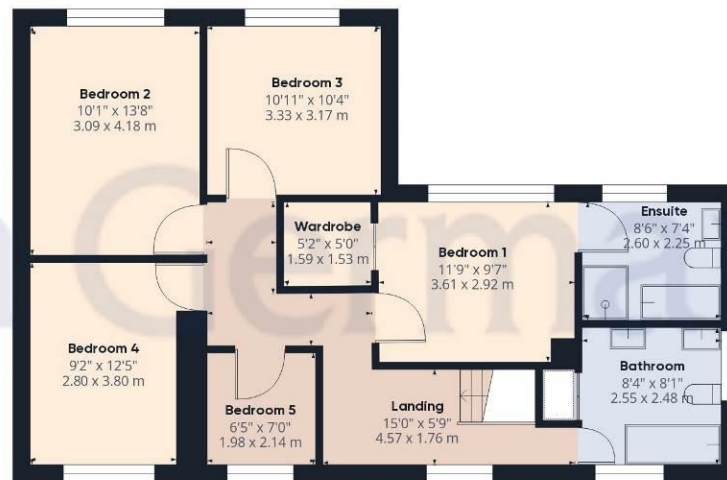






Ground Floor

Approximate total area⁽¹⁾
 1840.26 ft²
 170.97 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



Note: There are restrictive covenants, a copy of the Land registry is available upon request.

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

Property construction: Brick **Parking:** Drive & 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

Our Ref: JG A/31052024

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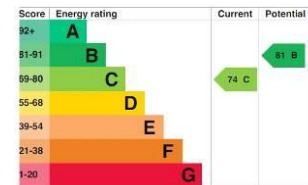
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