

Fairfax Close

Ashby-de-la-Zouch, LE65 1LZ

John German





Fairfax Close

Ashby-de-la-Zouch, LE65 1LZ

£440,000

Beautiful, stylish and extended family home tucked away in this sought after location offering open plan lifestyle living. Extending to circa 1504 sq.ft it comprises four bedrooms, two bathrooms, lounge, open plan refitted dining kitchen, family room, conservatory, guest's WC and private gardens to the rear.

A fabulous home to explore starting with an entrance porch into the spacious reception hallway with turning stairs leading off. Firstly on your right is an excellent sized bay windowed lounge with feature fireplace as a focal point and glazed connecting double doors take you into the incredible kitchen/dining/living space. Beautifully appointed and refitted with a wide range of attractive cabinets with under cupboard lighting, timber worktops and a host of integral appliances. There is a dedicated breakfast bar perfect for busy mornings, dining area for entertaining and an adjacent conservatory that makes for a pleasant sitting room to take in the gardens all year round.

The utility room is next to the kitchen and easily handles all of the day to day requirements of a busy family home. There is a guest's WC to the side and lastly on the ground floor is the extended family room which is a great addition to the room offering versatility and benefitting from French double doors leading out onto the gardens.

The first floor presents four very nice sized bedrooms, one of which is currently used as a study and the largest is blessed with an array of fitted wardrobes and a beautiful en suite shower room. Across the landing is a family bathroom comprising bath, WC and pedestal hand basin.

Outside - To the front is a double width driveway providing off road parking and access to an integral garage.

To the rear the garden is perfectly landscaped with a large sweeping patio area, neat lawns and great privacy - all in all a superb family home!

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

Property construction: Traditional

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

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

Broadband type: TBC

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 E

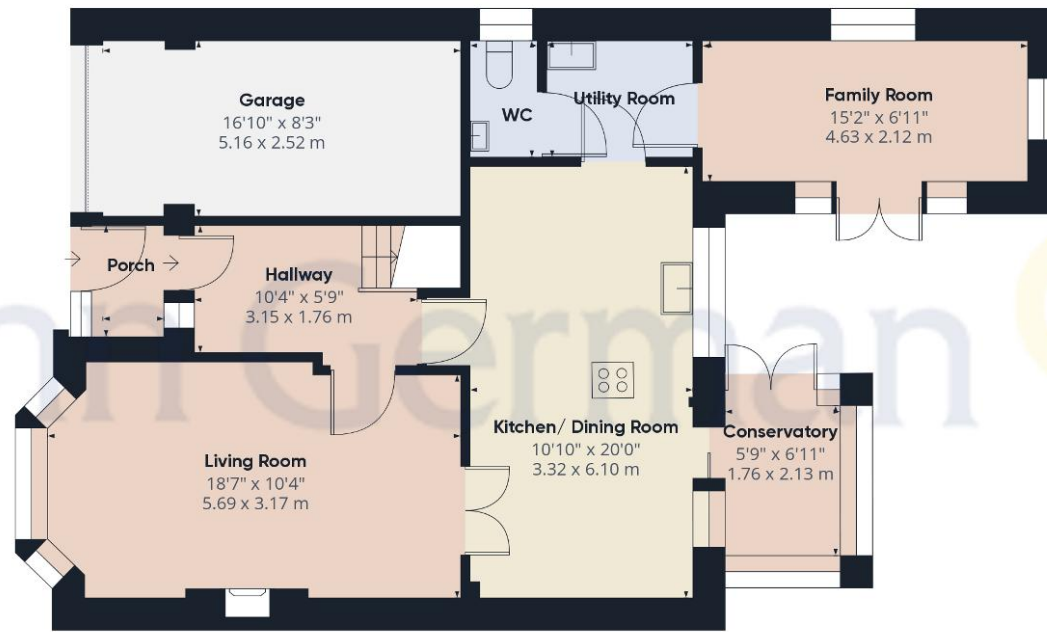
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/04062024

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.



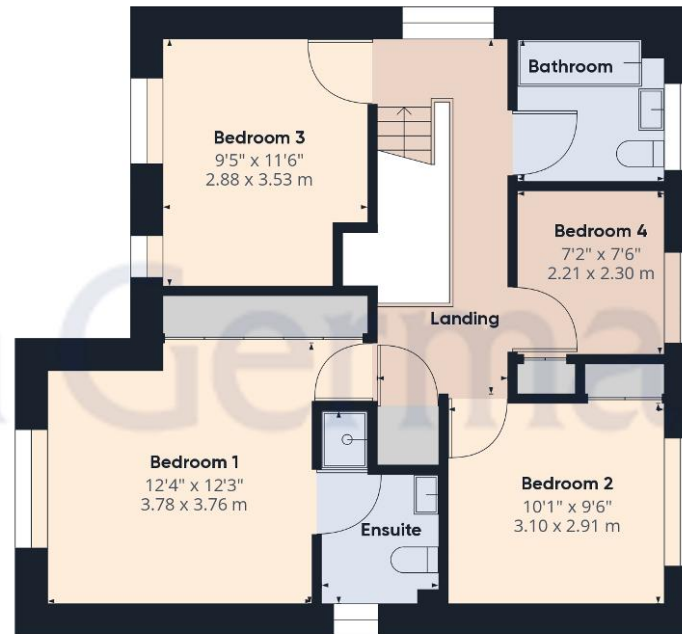




Ground Floor

Approximate total area⁽¹⁾

1504.84 ft²
139.8 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.

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		82 B
69-80	C		
55-68	D	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



