

Pointon Lane

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

John
German





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£440,000

Immaculate four bedroom, two bathroom modern home enjoying a private drive setting with panoramic views. There are landscaped gardens alongside contemporary open plan living kitchen diner, lounge, utility, WC, large driveway and integral garage, plus a National forest trail right from your door.



Built by award winning Davidsons homes, and set on their flagship Ashby Gardens development, this four bedroom home comes to the market feeling and looking as new, with many improvements carried out by the current owners. The location is superb with private drive setting, plentiful parking, panoramic views from upstairs across countryside, and from your front door a footpath taking you onto the walking trails of the National Forest. Nearby is the Castle medical surgery, the Olive Branch café, Co-op supermarket plus Ashby Hastings primary school.

Accommodation: There is a through reception hallway with stairs leading off. To your right you will find a bay windowed living room with a lovely front aspect. One of the main features of the property is the open plan contemporary kitchen diner which overlooks the rear garden with French doors leading outside. High gloss base and wall mounted cabinets run along three walls with complementary work surfaces, and there is a wide range of integral appliances. Leading off the kitchen you will find a useful practical utility room with appliance spaces, with door out to the rear garden plus a contemporary guest cloakroom.

Return to the hallway and ascend the stairs, and upstairs you will find there are four bedrooms and two bathrooms. The principal bedroom lies to the front of the property, and therefore enjoys panoramic views over Ashby and the surrounding countryside. This is a very well proportioned room and has the benefit of two built-in double wardrobes with high gloss contemporary doors, plus its own private en suite shower room which has oversized tiled shower cubicle, alongside pedestal wash hand basin and WC and a chrome modern towel radiator. Of the three remaining bedrooms, bedrooms two and three also benefit from built-in wardrobes. The family bathroom is a fabulously appointed room, comprising panelled bath, pedestal wash hand basin and WC alongside a separate shower cubicle. There is attractive tiling to the walls, shaver point and chrome towel radiator.

Outside, as previously mentioned the property sits on a private drive setting with the benefit of plentiful parking to the fore, alongside a double width driveway which takes you to the integral garage. Side access leads you to the rear, and here you will find landscaped gardens which are laid mainly to lawn and have the benefit of patio areas to take full advantage of the summer sunshine.

Agent note: Please note there is a green space charge for the development, which we understand from the vendors is £201.60 per annum.

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

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard **Parking:** Driveway **Electricity supply:** Mains **Water supply:** Mains

Sewerage: Mains **Heating:** Mains 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 E

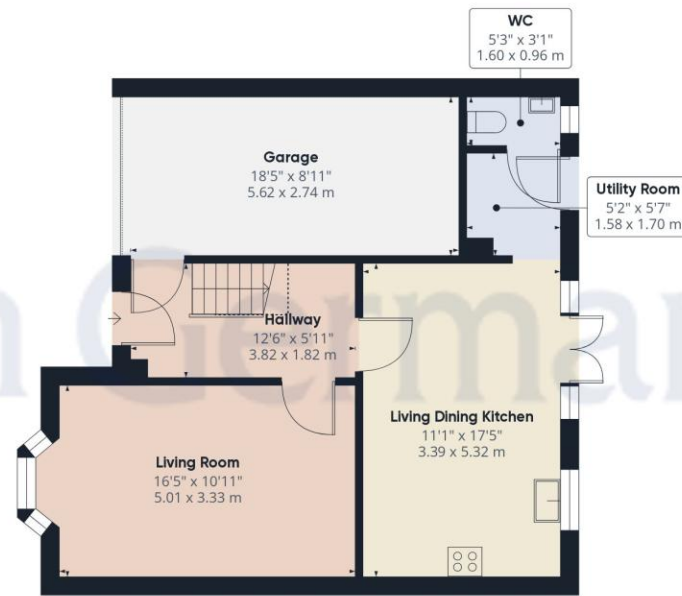
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA19082024

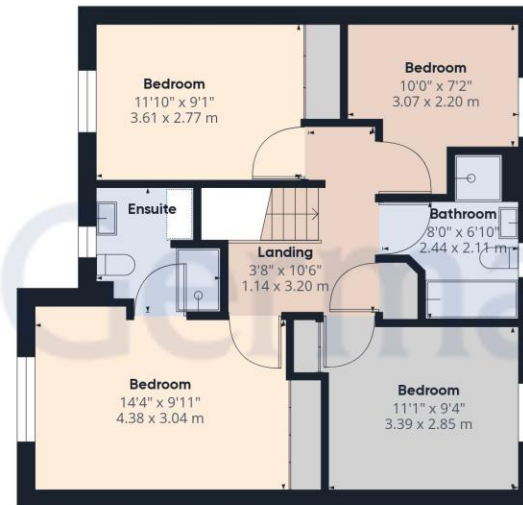
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Ground Floor



Floor 1

Approximate total area⁽¹⁾

1299.96 ft²

120.77 m²

Reduced headroom

10.44 ft²

0.97 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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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		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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