

Willesley Gardens

Ashby-de-la-Zouch, LE65 2QF

John German





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£385,000

Nestled in a sought-after cul-de-sac on the edge of Ashby, this beautifully extended modern detached family home offers spacious and stylish living. Boasting no chain, four double bedrooms, a stunning open-plan kitchen with a vaulted ceiling and skylights, multiple reception areas and a private south-facing garden.



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This home is perfect for family life and entertaining. With excellent commuter links, proximity to Willesley Primary School, and the countryside just moments away, this is an exceptional opportunity in a prime location.

A welcoming central hallway provides access to a guest cloakroom and staircase leading to the first floor. Immediately to your right, the generously proportioned full-width living room boasts two front-facing windows and a striking feature fireplace as its focal point. At the heart of the home is the stunning extended contemporary kitchen, seamlessly flowing into a cosy sitting area and spacious family dining room. The well-presented, refitted kitchen is equipped with an extensive range of high-gloss base and wall-mounted cabinets, complemented by beautiful granite work surfaces. A sleek stainless-steel Blanco inset sink with a mixer tap, a Bosch four-ring gas hob with extractor above, an integrated Bosch oven and grill, a dishwasher, and a fridge complete the space. One of the kitchen's standout features is its part-vaulted ceiling with inset skylights, which flood the room with natural light, enhanced by the property's southerly aspect. French doors lead directly to the garden, while the open-plan layout connects the kitchen to the family sitting area, where a second set of French doors provides additional access to the outdoor space. Beyond the sitting area, the well-proportioned family dining room features elegant ceiling coving and a useful under-stairs storage cupboard.

A staircase leads from the hallway to the first-floor landing, where you'll find four double bedrooms, three of which benefit from fitted or built-in wardrobes. The stylish family bathroom is appointed with a modern white suite, including a bath with a mains-powered shower overhead, a close-coupled WC, and a vanity unit with an inset wash basin and storage below. Full-height tiling on the walls and a ladder-style heated towel radiator complete the space.

The integral garage features an up-and-over entrance door, lighting, and power points, along with plenty of additional outdoor parking space. At the rear of the garage, a practical utility area offers space for a washing machine, base cupboards with a stainless-steel sink, wall-mounted storage units, and houses a Worcester Bosch gas-fired central heating boiler. A UPVC double-glazed window and door provide access to the rear garden. The delightful rear garden offers exceptional privacy and enjoys a sunny southerly aspect. A full-width paved patio area provides the perfect space for outdoor entertaining, with steps leading up to neatly shaped lawn bordered by beautifully mature planting. A variety of flowers, shrubs, and a stunning feature magnolia tree complete this charming outdoor space.

Agents note: The property is not registered with the Land registry and will require a first registration on sale, for which most solicitors will make an additional charge.

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:** Drive & garage.

Electricity supply: Mains. **Water supply:** Mains. **Sewerage:** Mains. **Heating:** Gas.
(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: 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: JGA/31032025

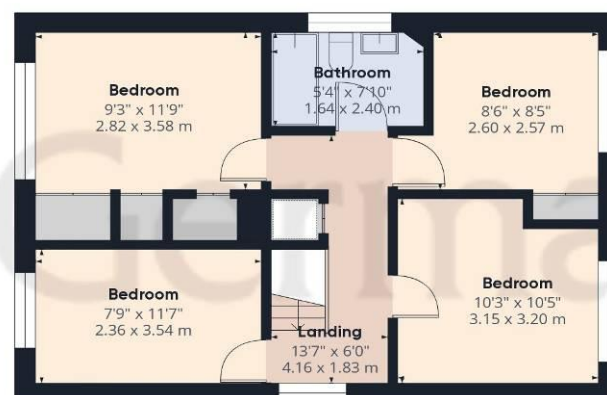
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Ground Floor



Floor 1

Approximate total area^m

1394.36 ft²

129.54 m²

Reduced headroom

7.56 ft²

0.7 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Agents' Notes

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



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