

# Tamworth Road

Ashby-de-la-Zouch, Leicestershire, LE65 2PX

John German









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£300,000

Beautifully presented three-bedroom home offers stylish, modern living with generous interiors and superb outdoor space. Featuring a contemporary kitchen, spacious through lounge, a light-filled garden room, modern family bathroom, a sunny rear garden, double garage and ample parking - making it an ideal choice for families.

John German 



The property benefits from being only a short walk from Willesley Primary School, perfect for families.

AuPVC entrance door opens into a welcoming central reception hallway featuring a rustic slate tile floor which has underfloor heating which continues across the whole of the ground floor. A staircase rises to the first floor, with handy storage cupboards tucked beneath. Off the hallway, you'll find a stylish and modern guest cloakroom, as well as a beautifully presented through lounge. This inviting living space is centred around a log burner and benefits from French double doors that open directly onto the garden—perfect for relaxing or entertaining. The kitchen is a sleek and contemporary space, fitted with a range of dark grey base units and high-gloss wall-mounted cabinets. Contrasting quartz countertops add a luxurious finish, and integrated Bosch appliances include an induction hob, eye-level oven, and grill. There's also space for a washing machine and a stylish quartz-topped breakfast bar—ideal for morning coffee or casual dining. French doors from the kitchen lead into a stunning garden room, flooded with natural light. With laminate flooring underfoot, windows overlooking the garden, and an additional set of central French doors opening onto the patio and lawn, this is a perfect space for year-round enjoyment.

Upstairs, a spacious landing is lit by a wide, front-facing UPVC double-glazed window. White panel internal doors lead to three bedrooms. The first and second bedrooms are generous doubles, positioned at the rear of the property, and both benefit from built-in wardrobes and wide windows with views over the extensive gardens. Bedroom three is a well-proportioned single room with a front aspect - perfect as a child's room, guest room, or home office. The bathroom features under floor heating and a modern white suite including a corner spa bath with shower over, a vanity wash hand basin, a corner WC, and full-height wall tiling for a sleek, contemporary finish.

Outside - Set well back from the road behind a service road, with a generous driveway to the front providing ample off-road parking and access to a double garage. The garage features an electric up-and-over door, lighting, power, and a convenient personal door leading directly into the kitchen. To the rear, you'll find an impressive and sunny garden—perfectly designed for family life. A large lawned area offers plenty of space for children to play and pets to roam, making it an ideal outdoor retreat for both relaxation and recreation.

**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:** Traditional

**Parking:** Drive

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Mains gas

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

**Broadband type:** Cable

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 C

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/15042025

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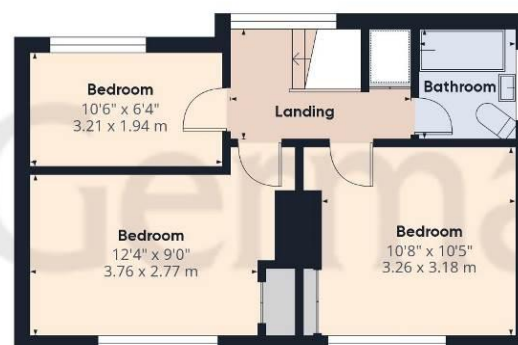


Ground Floor

Approximate total area<sup>(1)</sup>

1212.34 ft<sup>2</sup>

112.63 m<sup>2</sup>



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.

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

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	76 C
55-68	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  
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JohnGerman.co.uk Sales and Lettings Agent





