

Clarence Place

Ashby-de-la-Zouch, LE65 1FR

John German






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£415,000



Beautifully positioned beside landscaped green space, this spacious four-bedroom family home offers light-filled living, a stunning kitchen/dining/family room with garden access, and generous bedrooms. Tucked away in a quiet setting with garage, parking, and lovely mature gardens.

Stylish Family Home in Sought-After Setting Beside Landscaped Green

Beautifully positioned adjacent to a landscaped green space, a view enjoyed by just a handful of homes, this impressive four-bedroom family home offers the perfect blend of contemporary comfort, spacious living, and tranquil surroundings. Tucked away at the end of a private driveway in a highly sought-after location, it provides peaceful seduction without compromising on access to amenities and connectivity.

Ground Floor Accommodation

Step into a welcoming central hallway where polished porcelain tiled flooring adds a touch of luxury underfoot. There's a handy built-in cupboard for coats and shoes, along with a stylishly finished guest cloakroom - all setting the tone for the space and quality to follow.

To the right, the spacious full-width living room is bathed in natural light thanks to its dual-aspect design and sunny southerly orientation. This bright and airy space is ideal for both relaxing and entertaining, with views over the garden and a calm, refined atmosphere.

To the rear, the showstopping kitchen, dining, and family space spans the full width of the home. With a continuation of the tiled flooring, it's designed for modern living - offering plenty of room for relaxed family seating as well as more formal dining. A striking glazed box bay with central French doors draws your eye toward the beautiful garden, creating an effortless flow between indoors and out. The kitchen itself is well appointed with a range of wall and base cabinets, complemented by a breakfast bar and integrated appliances including a six-burner gas hob, oven, grill, and fridge freezer. A porcelain cottage-style sink with traditional mixer tap adds charm, while under-counter space is available for a dishwasher.

Adjacent, the utility room offers practical support to the main kitchen, with plumbing for two appliances, a second sink, a useful understairs cupboard, and a UPVC stable door leading to the driveway.

First Floor Accommodation

Upstairs, four generously sized bedrooms provide ideal accommodation for families or guests.

The principal bedroom enjoys dual-aspect views over both the rear garden and the green space, and benefits from a stylish walk-through dressing area with fitted wardrobes. Its private en-suite includes an oversized shower cubicle, WC, and wash basin. Bedroom two is beautifully proportioned, featuring a panelled accent wall, fitted wardrobes, and a view of the landscaped green. Bedroom three is a comfortable double with fitted storage, bedroom four is currently used as an office and both enjoy further charming views over the green.

The family bathroom is tastefully finished with a white suite, including a bath with mains shower and bi-fold glazed screen, WC, wash hand basin, and a ladder-style towel radiator.

Outside

The home is quietly nestled at the end of a shared private driveway used by just one neighbouring property, offering ample off-road parking, turning space, and access to a single garage. A well-maintained pathway leads to the front door, bordered by mature hedging and thoughtfully planted flower beds that provide privacy and seasonal colour. To the rear, the gardens are beautifully landscaped, with a central lawn and paved patio spaces ideal for outdoor dining and entertaining with gorgeous scented wisteria draping over. The striking glazed box bay from the kitchen connects directly to this garden haven, making it an ideal space for summer gatherings or simply enjoying peaceful family time outdoors. Gated side access leads out to the driveway and single garage which has up and over door and personal door into the garden.

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

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains 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 E

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

Our Ref: JGA/02052025

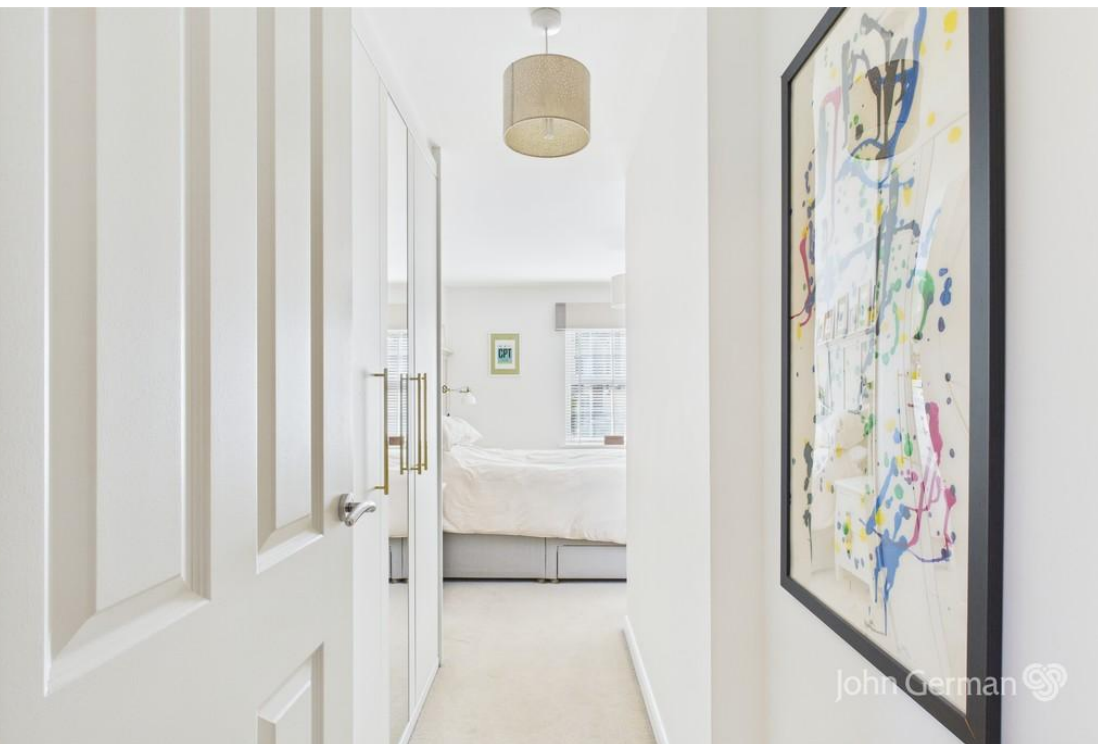
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We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AMLID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.



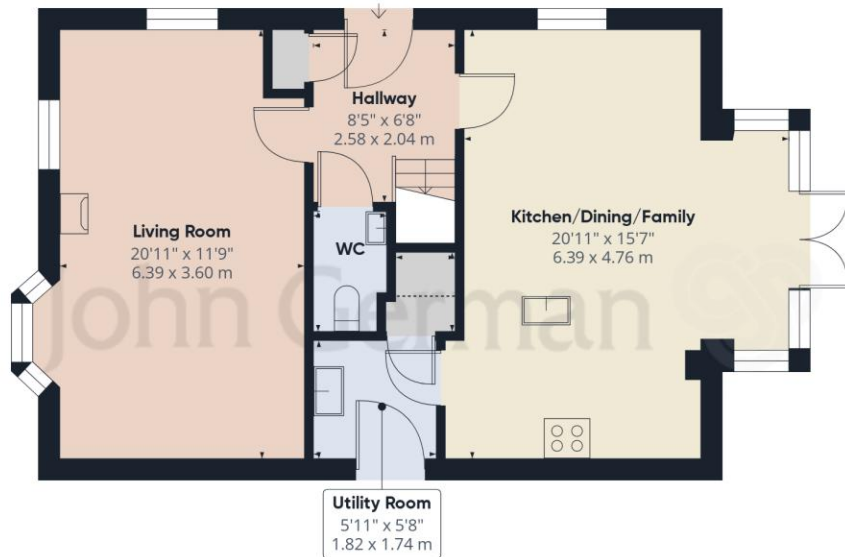


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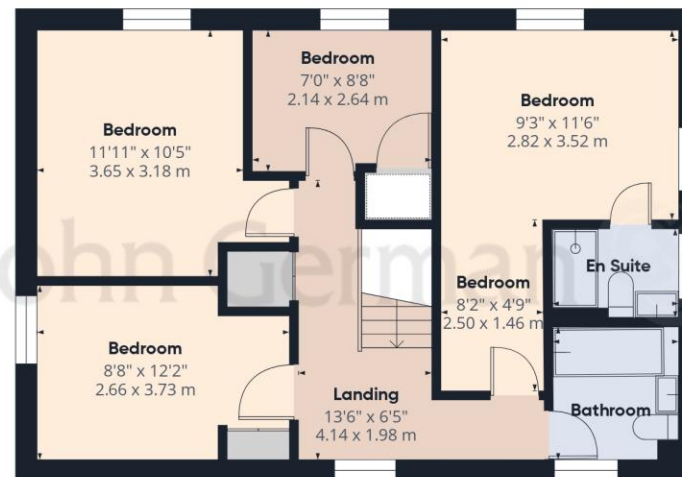




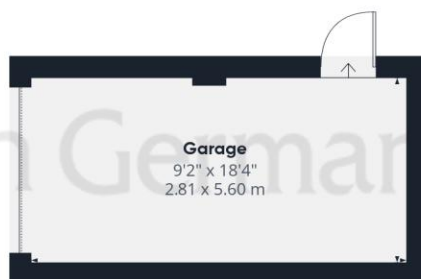




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1457 ft²

135.3 m²

Reduced headroom

6 ft²

0.5 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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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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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