

# Brick Kiln Lane

Ashby-de-la-Zouch, LE65 2WH

John  
German









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£270,000

Stunning modern Ashberry home with open plan living, sleek finishes, and a stylish outdoor entertaining area. Set on a private drive near scenic countryside walks to Blackfordby, this beautifully upgraded home offers contemporary comfort and impressive indoor-outdoor flow.



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This beautifully remodelled and upgraded Ashberry home offers exceptional modern living, featuring an open-plan ground floor layout designed to suit a contemporary lifestyle. Set along a shared private drive with generous parking, it also enjoys a picturesque position with a footpath opposite leading to scenic countryside walks into the charming village of Blackfordby - perfect for a relaxing stroll and a cosy pub lunch.

The entrance lobby welcomes you with a view straight through to the garden, setting the tone for the light-filled and flowing interior. To the left is a handy guest cloakroom, and stairs rise to the first floor with a useful storage cupboard to one side. Practical and stylish LVT flooring runs throughout the ground floor.

The kitchen area is well-equipped with sleek white high-gloss cabinetry, contrasting countertops, and a stainless steel sink with mixer tap and garden views. Appliances are fully integrated and include a gas hob with extractor, oven, fridge freezer, dishwasher, and washing machine.

There's ample space for both dining and lounge, all centred around the show-stopping bi-fold doors that bring the outdoors in and lead to a bespoke timber garden outdoor decked living room with slatted screening, ideal for year-round outdoor entertaining and perfect for alfresco dining or relaxing.

Upstairs, the principal bedroom benefits from its own private en-suite shower room and has two recessed spaces ideal for wardrobes. Two further bedrooms overlook the rear garden and are served by a modern family bathroom, which includes a white suite with panelled bath, mixer tap, electric shower, glazed screen, and WC.

Outside, the property is located on a shared private drive with ample off-road parking. The rear garden is larger than average, enjoying a sunny southerly aspect, mainly laid to lawn with a paved patio area - ideal for summer months.

**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:** 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 B

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

**Our Ref:** JGA/15052025

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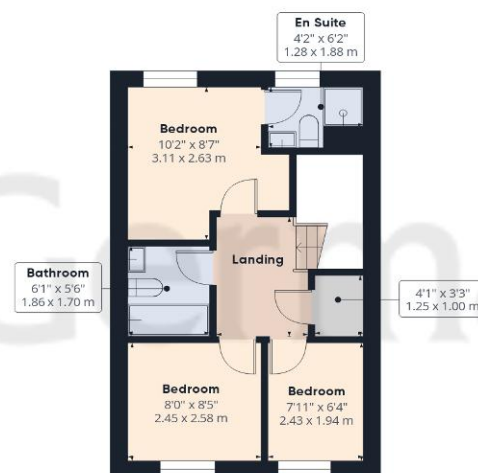


Ground Floor

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

895 ft<sup>2</sup>

83.1 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 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             |         | 97 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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