

Beaumont Avenue

Ashby-de-la-Zouch, LE65 2NF

John
German






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£320,000

A photograph of a large, landscaped garden. In the background, a wooden lattice fence is covered in climbing plants. To the right, a large bush with white flowers is prominent. In the center, there is a small seating area with two wooden chairs and a small table. The garden is filled with various plants, including yellow and purple flowers, and a path leads through the garden. The overall scene is a well-maintained and attractive outdoor space.

**A beautifully extended four-bedroom family home set over three floors,
located near Hilltop School. Featuring a bright open-plan
kitchen/dining/family area, spacious dual-aspect lounge, WC, feature
family bathroom and ensuite to principal bedroom. Enjoy landscaped
west-facing gardens, driveway and garage.**

Welcome to Beaumont Avenue—a beautifully presented and thoughtfully extended four-bedroom family home arranged over three spacious floors, set in meticulously landscaped gardens with a sun-drenched westerly aspect. Ideally located in a highly regarded area close to Hilltop Primary School (Rated Outstanding as at April 2024), this excellent property offers space and functionality for modern family living.

Ground Floor - Step through the UPVC entrance door into a central reception hallway, complete with a guest cloakroom and staircase leading to the upper floors. The extended living room is expansive, enjoying dual-aspect windows, ceiling coving, and a feature fireplace - the perfect setting for both relaxed evenings and entertaining guests.

To the rear, the property truly shines with a stunning kitchen, extended dining, and family area, combining three versatile zones into one flowing space. The modern shaker-style kitchen is fully fitted with quality units and integrated appliances, including an induction Zanussi induction hob, stainless steel extractor, Zanussi self-cleaning oven, and integrated washing machine. There's also space for a freestanding fridge-freezer along with plumbing for a dishwasher and a gas hob and/or cooker. Bi-fold doors allow separation when needed between the rooms, while a UPVC back door offers direct garden access. The adjacent dining area easily accommodates a large table, and the casual seating zone benefits from patio doors that open onto the garden - ideal for alfresco dining and everyday family life.

First Floor - Upstairs, you'll find three generous double bedrooms, all flooded with natural light from wide picture windows. The family bathroom is spacious and stylish, featuring a modern suite including a panel bath with overhead shower, a large walk-in shower enclosure, a sleek vanity unit runs along one wall with inset basin, and a concealed cistern WC.

Second Floor – Principal Suite

The top floor has been expertly converted into a luxurious principal bedroom suite, complete with multiple Velux-style skylights offering panoramic views of the garden and surrounding countryside. This serene space includes a seating area, built-in double wardrobes, and a private en-suite WC with contemporary fittings.

Exterior - The front of the property features an expansive block-paved driveway, providing ample off-road parking, flanked by a maturely planted fore garden. Side access leads to a truly breathtaking rear garden, enjoying a westerly aspect for afternoon to late evening sun. Beautifully landscaped, it includes a generous lawn, large paved patio, raised sleeper-edged beds, and thoughtfully selected planting for year-round colour and privacy.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).
Please note: Slight head height restriction on the top floor. 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: Superfast Virgin

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

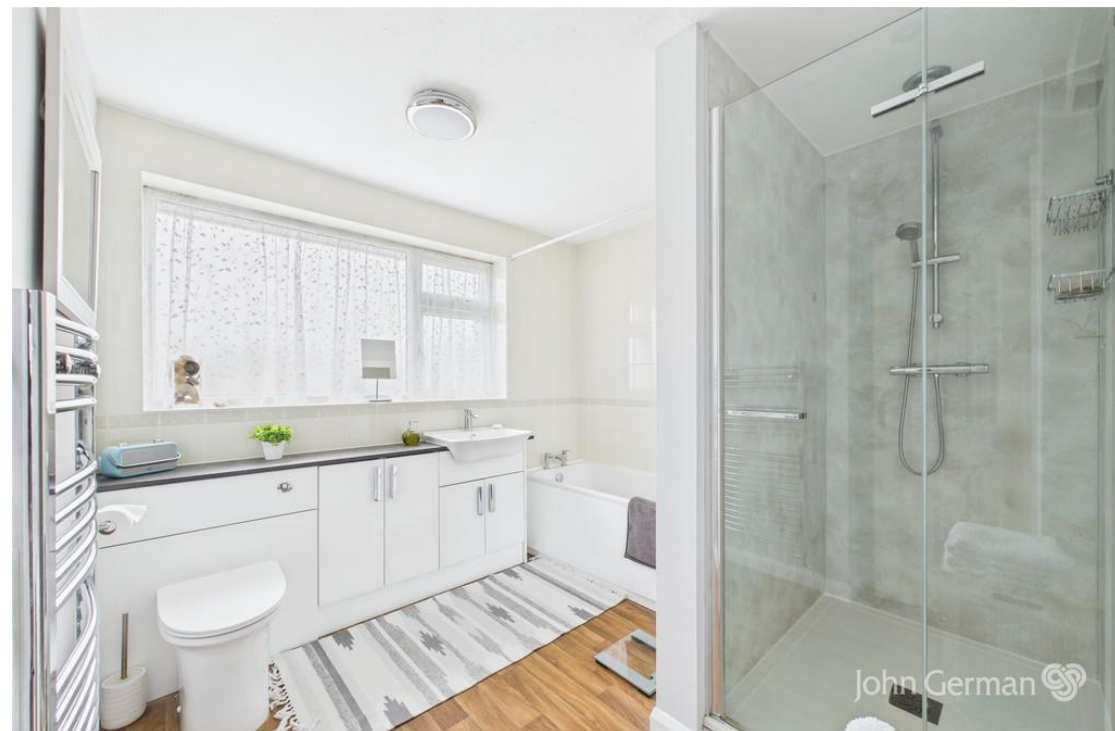
Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

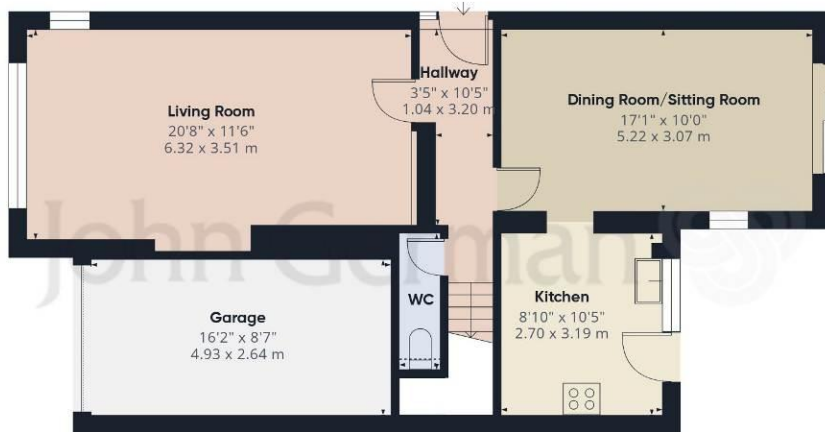
Local Authority/Tax Band: North West Leicestershire District Council / Tax Band C

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

Our Ref: JGA/29052025







Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

1540 ft²

143.1 m²

Reduced headroom

140 ft²

13 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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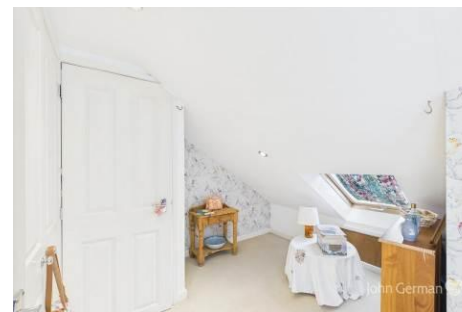
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Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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