

Goose Pen Lane

Ashby-de-la-Zouch, LE65 2WE

John German





Goose Pen Lane

Ashby-de-la-Zouch, LE65 2WE

£270,000

Modern 3-bed home built in 2019, ideal for first-time buyers or families. Features include a spacious lounge, kitchen/diner, en-suite to main bedroom, landscaped rear garden with shed, and parking for two vehicles. Stylish, practical, and ready to move into, still under NHBC warranty.

Welcome to this beautifully presented modern home, designed for both comfort and practicality. Upon entering, you're greeted by a hallway with a convenient ground floor WC straight ahead. A door to the right leads into the bright and welcoming living room - a perfect space to unwind or entertain. Flowing through from the lounge, the heart of the home is a generous kitchen/diner, fitted with a range of stylish eye-level and base units, ample worktop space and integrated appliances. French doors from the dining area open directly onto the rear garden, making it ideal for indoor-outdoor living.

Upstairs, the first floor offers three well-proportioned bedrooms. The principal bedroom features fitted wardrobes and a sleek en-suite shower room, while the other bedrooms are served by a spacious family bathroom finished with contemporary fittings.

Outside, the property is complemented by a double-width driveway providing off-road parking for two vehicles. A gated side path leads to the rear garden, where you'll find a neatly kept lawn, a paved patio perfect for relaxing or entertaining, and a high-quality timber shed with electricity - offering flexible use as a workshop, storage, or even a garden office.

Living in the vibrant market town of Ashby-de-la-Zouch offers the perfect blend of historic charm, modern convenience, and a warm community feel. Nestled in the heart of the National Forest, this picturesque town is rich in character, with its quaint high street lined with independent shops, cosy cafés and quality restaurants. Families are drawn to Ashby for its excellent schools, green spaces, and friendly atmosphere, while commuters enjoy easy access to major road links like the A42, M1, and M42. Whether you're taking a stroll around the castle ruins, enjoying a coffee at a local deli, or exploring nearby countryside trails, Ashby delivers a lifestyle that balances relaxed living with a strong sense of place - a true gem in the heart of Leicestershire.

Agents note: The development will eventually be subject to a green space charge for update of communal areas, we understand from the vendor that one has not been set yet.

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: Fibre

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

Our Ref: JGA/10062025

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID 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.







Ground Floor



Floor 1

Approximate total area⁽¹⁾

686 ft²

63.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

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.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	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@johnngerman.co.uk



Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent

