

Spring Avenue

Ashby-de-la-Zouch, LE65 2RL

John
German







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£475,000



A beautifully presented four-bedroom detached family home offering stylish, modern living with an impressive open-plan kitchen, dining, and family space. The property features a striking gallery landing, a dedicated study, landscaped Mediterranean-style gardens, and luxurious finishes throughout. Located in a desirable area at the end of a private drive next to woodland makes this a home perfect for entertaining, relaxing, and family life.

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A Stunning Family Home with Mediterranean-Inspired Gardens & Beautiful Open-Plan Living

Step into the welcoming entrance hallway, filled with natural light and featuring a striking Mezzanine gallery landing overhead. Practical and stylish LVT flooring flows seamlessly from the hallway into the heart of the home - the kitchen.

Immediately to your left, you'll find a dedicated study/home office, complete with a stylish feature panel wall and front-aspect window. To your right, the main living room offers a well-proportioned, beautifully presented space - ideal for relaxing or entertaining.

The hallway also provides access to a convenient guest cloakroom and an under-stair storage cupboard.

Saving the best for last, this home boasts a stunning full-width, open-plan kitchen, dining, and family living space, designed for modern lifestyles. The dining area features an impressive, glazed box window with full-height picture windows overlooking the landscaped gardens and French doors leading to the garden, while the family sitting area also offers direct garden access through additional French doors. The kitchen itself is thoughtfully equipped with a range of cream shaker-style base and wall units, roll-top work surfaces, and a Blanco one-and-a-half bowl stainless steel sink. High-spec appliances include a stainless-steel gas hob with extractor and glass splashback, integrated double ovens, fridge-freezer, and dishwasher. A breakfast bar provides the perfect spot for your morning coffee, while the spacious dining area easily accommodates even the largest of dining tables.

Adjacent to the kitchen is a practical utility room, with space and plumbing for a washing machine, further storage, the wall-mounted gas central heating boiler, and a door to the side elevation.

Step outside into your private Mediterranean-style garden oasis - a beautifully landscaped space offering multiple seating and patio areas to enjoy the sun or find shade. The full-width paved patio features a built-in brick barbecue, perfect for summer entertaining. A pathway leads to a Mediterranean seating area with rendered walls, downlighting, raised borders with shaped topiary bushes, and a striking stainless steel ball water feature, creating a tranquil suntrap. The garden also boasts a decked seating area, crafted from luxurious Brazilian Ipia hardwood, complete with a pergola over, providing the ideal space for relaxing in style.

Upstairs, the feature gallery landing looks back over the hallway, with classic white panel doors leading to four spacious double bedrooms.

The principal bedroom is a private retreat, offering a front-facing UPVC double-glazed bow window, a dressing area with mirrored wardrobes, and a luxurious en-suite shower room, featuring an oversized shower cubicle with mains shower, pedestal wash hand basin, WC, ladder radiator, and full-height tiling.

The stylish family bathroom includes a contemporary white suite with bath, WC, and wash hand basin, alongside a separate fully tiled enclosed shower cubicle with mains shower, ladder radiator, and attractive tiling to the walls.

The property lies at the culmination of a shared private drive approach adjacent to woodland with landscaped fore garden and wide drive to the side providing ample parking and access to the single garage.

Agents notes:

We understand there is a green space charge applicable of currently £22.17.

The house lies along a shared private drive.

The property benefits from the remainder of the NHBC Warranty.

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 & garage

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 E

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

Our Ref: JGA/02072025

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.

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Ground Floor

Approximate total area⁽¹⁾

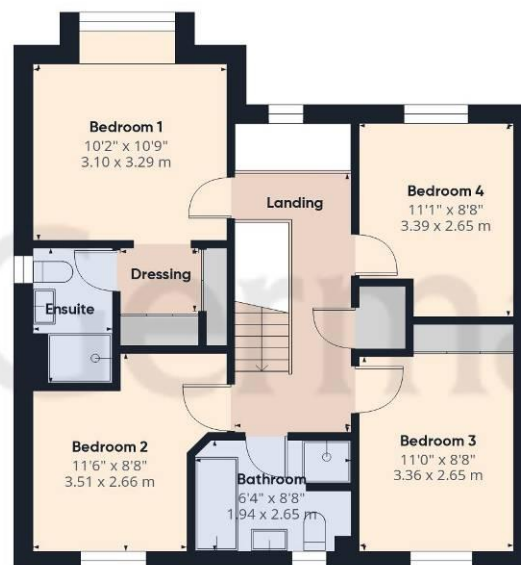
1355 ft²

125.8 m²

Reduced headroom

3 ft²

0.3 m²



Floor 1

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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 | | 93 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
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JohnGerman.co.uk Sales and Lettings Agent



