

Marlborough Way

Ashby-de-la-Zouch, LE65 2QR

John 
German





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£460,000

A beautifully presented detached family home offering spacious, flexible accommodation ideal for modern living. Set well back from the road with generous parking and a double garage, the property features a superb open-plan living kitchen, four bedrooms and private westerly-facing gardens backing onto open space—perfect for family life and

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Beautifully appointed throughout, the accommodation comprises a welcoming central hall, a spacious through lounge, separate family room, and a refitted open-plan living kitchen and dining area-ideal for modern family life and entertaining.

Upstairs are four well-proportioned bedrooms and a stylish refitted family bathroom. Externally, the property benefits from a double garage and lovely, well-maintained gardens enjoying a westerly aspect, with open views and no properties behind, creating a particularly private and peaceful setting.

Accommodation - A practical entrance porch leads into a welcoming central reception hallway, with staircase rising to the first floor. Arranged around the hallway is a wealth of versatile living space. The through living room is particularly spacious and flooded with natural light, featuring a front-facing window and patio doors opening onto the westerly-facing rear gardens. A second reception room offers excellent flexibility and could be used as a family room, home office or formal dining room, depending on requirements.

A stand-out feature of the home and a natural gathering space for family life and entertaining is the refitted open-plan living, dining and kitchen area. Beautifully appointed, the kitchen is fitted with a wide range of shaker-style cabinetry running around three sides of the room, complemented by oak worktops with an inset sink and mixer tap positioned beneath a window overlooking the garden. The kitchen flows seamlessly into the dining and family living area, with ample space for informal sofa seating. A handy internal door provides direct access to the double garage. Completing the ground floor is a cloakroom/WC.

To the first floor, a generous landing with front-facing window gives access to four bedrooms and a refitted family bathroom. Bedrooms one and two enjoy lovely views over the rear garden and the park beyond. The bathroom has been stylishly refitted and comprises a contemporary suite including a shaped bath, walk-in wet-room-style shower area, and a combined vanity unit with wash basin and WC.

Outside, gated side access leads through to private, landscaped rear gardens, thoughtfully designed and maturely planted with well-stocked borders. The garden features a bark-covered children's play area and a timber-decked seating area with pergola over, providing an ideal space for outdoor relaxation and entertaining. The property sits well back from the road, set behind a fore garden and flanked to one side by a double-width driveway leading to double garaging with electric roller doors.

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. It is common for property Titles to contain Covenants, a copy of the Land Registry title is available to view on request.

Property construction: Traditional

Parking: Off road

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/>

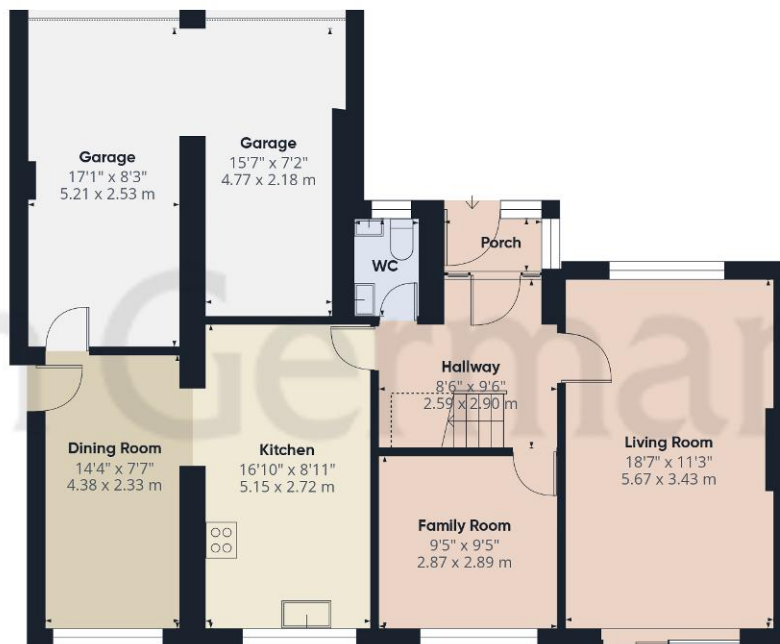
Local Authority/Tax Band: North West Leicestershire District Council / Tax Band D

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

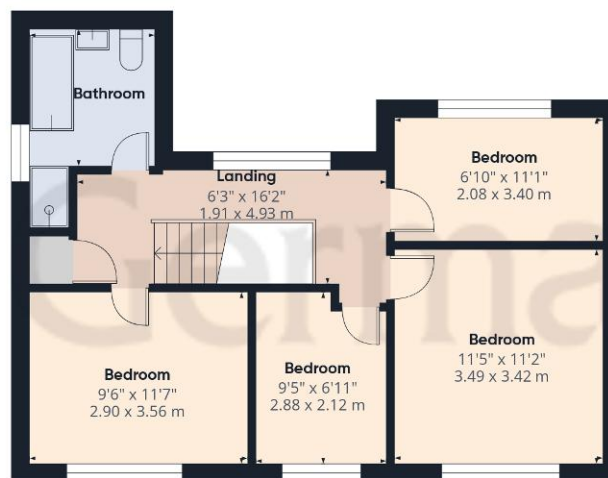
Our Ref: JGA/16012025







Ground Floor



Floor 1



Approximate total area⁽¹⁾

1476 ft²

137.2 m²

Reduced headroom

13 ft²

1.2 m²

(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



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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.

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		
81-91	B		83 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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