



A beautifully extended traditional bay-fronted semi-detached home in a sought-after village setting. Featuring a stunning open-plan living dining kitchen, sitting room with log burner, countryside views, excellent parking and generous gardens.

£285,000



John German



A gorgeous traditional bay-fronted semi-detached home, set within a sought-after village location, which has been thoughtfully extended and improved throughout.

The property briefly comprises a welcoming reception hallway with a guest cloakroom off. To the front is a beautifully presented bay-fronted sitting room featuring a wide bay window with fitted plantation-style shutters. The focal point of the room is an attractive feature fireplace set on a raised hearth with inset wood-burning stove.

To the rear, the home opens into a stunning extended L-shaped open-plan living kitchen and dining space. The kitchen area boasts a part-vaulted ceiling with inset skylights and exposed trusses, creating a light and airy feel. Contemporary high-gloss cabinetry wraps around the space, complemented by solid timber worktops. Integrated appliances include a Siemens hob with extractor over, Bosch oven beneath, dishwasher and fridge freezer. Attractive tiled flooring flows through into the dining area, which provides ample space for a dining table and informal seating. French double-glazed doors open onto a paved patio and the gardens beyond.

To the first floor, the landing features stripped architraves and original pine doors leading to all rooms. There are two generous double bedrooms and a good-sized single bedroom. The rear bedroom enjoys views across the garden and playing fields beyond, while the principal bedroom benefits from a wide bay window with plantation shutters and views across the street to the surrounding Leicestershire countryside. The third bedroom also enjoys pleasant outlooks.

The family bathroom is fitted with a white suite comprising a corner Jacuzzi bath with mains shower over and glazed screen, wash hand basin and WC. There is a tall ladder-style radiator, shower panelling to three walls and a feature ceramic tiled wall.

Outside, there is excellent off-road parking to the front with a double width block-paved driveway. An additional benefit is rear vehicular access offering potential for further parking or a garage, subject to the necessary planning permissions. The rear gardens are mainly laid to lawn with a large patio area and pathway leading to a rear gate. There is also a concrete hardstanding providing space for a large shed.

Agents notes: There is no mains gas.

The property is situated in an ex-mining area.

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

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: Air source heat pump

(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 C

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

Our Ref: JGA/06022026

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.



John German

Approximate total area⁽¹⁾

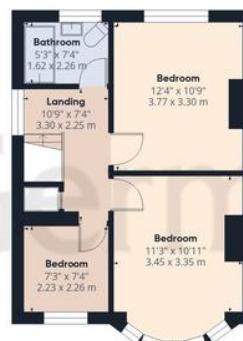
923 ft²

85.8 m²

Reduced headroom

3 ft²

0.3 m²



(1) Excluding balconies and terraces

Reduced headroom

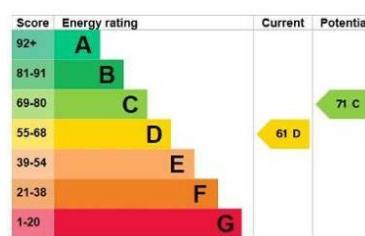
..... Below 5 ft/1.5 m

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

GIRAFFE360







OnTheMarket

rightmove

RICS

arla
Propertymark
PROTECTED

naea
Propertymark
PROTECTED

The Property
Ombudsman

tsi
APPROVED CODE
TRADING STANDARDS.UK

John German

63a Market Street, Ashby-De-La-Zouch, Leicestershire,
LE65 1AH

01530 412824

ashbysales@johngerman.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

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.