

Uppingham Drive

Ashby-de-la-Zouch, LE65 2NQ



Spacious three double bedroom home with modern kitchen, full-width lounge/diner and south-facing garden with stream. Driveway parking, integral garage with conversion potential, and lovely rear views. Ideal for families.

NO CHAIN

Price range £300,000 - £315,000



John German

A well-presented three double bedroom home offering spacious and versatile living throughout, including a stylish fitted kitchen and an impressive full-width lounge/dining room with garden views. Set within generous grounds, the property features a private southerly-facing garden with a stream, ample parking, and an integral garage with conversion potential, all in a desirable setting ideal for family living.

The UPVC entrance door opens into a tiled reception hallway, with a staircase rising to the first floor. Immediately to the left is a modern galley-style kitchen, fitted with cabinets along three sides and complemented by high-gloss roll-top work surfaces. The kitchen features an inset sink with mixer tap, space for an electric cooker, plumbing for a washing machine, and additional space for a fridge, freezer, and other appliances.

At the end of the hallway, you step into an impressive full-width lounge and dining room. This bright and spacious area benefits from two rear-facing picture windows that frame lovely views of the garden, along with a central glazed door providing direct access outside. The focal point of the lounge is an elegant Adam-style fireplace with a marble-effect hearth and back, housing a living flame gas fire. There is also ample room for a family dining table, making it ideal for both relaxing and entertaining.

Returning to the hallway, there is a side door providing internal access to the integral garage, which offers excellent potential for conversion, subject to the usual planning permissions.

Upstairs, the property offers three well-proportioned double bedrooms. The two largest rooms are positioned at the rear, enjoying attractive views over the garden. The accommodation is completed by a modern family bathroom, fitted with a white suite comprising a bath with mains shower over and a glazed screen, along with a large double-width vanity unit with inset wash hand basin and mixer tap-perfect for busy households. A separate WC adds further convenience.

To the front of the property, there is a generous lawned garden, complemented by a well-proportioned driveway providing ample off-road parking and access to the single garage, which benefits from a side window and internal door to the hallway.

To the rear, the property boasts beautifully mature, private, south-facing gardens. These include a patio area, lawn, and well-stocked planted borders, with steps leading down to a lower gravelled section. This area sits alongside a gently babbling stream, creating a tranquil, shaded spot-perfect for relaxing and enjoying the surroundings.

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. Probate has been applied for.

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:

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/17032026

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 AMLID 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

John German

Approximate total area¹⁾

1072 ft²

99.7 m²

Reduced headroom

2 ft²

0.1 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







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	62 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@johngerman.co.uk

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.

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