

Flora Grove

Ashby-de-la-Zouch, LE65 1FF

John German





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£625,000

This exceptional three-storey family residence boasts generous, adaptable living accommodation, five double bedrooms, three bathrooms, southerly-facing gardens, and cutting-edge energy efficiency with solar panels, battery storage, and air source heating, achieving EPC Band A.

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Welcome to an exceptional and beautifully styled three-storey family residence, showcasing elegant design and meticulous modern upgrades, including fitted shutters throughout most of the property. Offering generous and highly versatile living accommodation, this outstanding home is set within a much sought-after location within walking distance to Ashby town centre and schools. Bathed in natural light, the property enjoys enviable south-facing rear gardens, creating a serene and private outdoor retreat. Of particular note is the home's cutting-edge approach to energy efficiency, featuring an extensive array of solar panels, integrated battery storage, EV charger and a state-of-the-art air source heating system. In an era of rising energy costs, these forward-thinking enhancements not only deliver remarkable sustainability but also significantly reduce running expenses. This commitment to efficiency is reflected in the property's rare and highly desirable Energy Performance Certificate rating of Band A.

A look inside reveals a spacious and welcoming central hallway, with Quorn stone tiled flooring and an elegant staircase rising to the upper floors. To the left, ideal for modern lifestyles, is a fully fitted home office, thoughtfully designed with two workstations-perfect for today's flexible and hybrid working arrangements.

The current owners have skilfully reconfigured the layout to create an impressive open-plan kitchen and dining space, perfectly suited to both family living and entertaining. Twin sets of French doors provide a seamless connection to the beautifully landscaped gardens, flooding the space with natural light.

The kitchen itself is superbly appointed, featuring an extensive range of cabinetry arranged across two walls, complemented by a central breakfast island that forms an excellent hub to the room. A full suite of integrated appliances is included, with a Smeg induction hob and hood, plus Quooker boiler tap, while an adjoining utility room offers additional practicality, with space for laundry appliances and access to the side of the property. Leading from the dining area, the dual-aspect living room provides a calm and elegant retreat-an inviting space to unwind, offering a peaceful contrast to the vibrant, sun-filled heart of the home.

First Floor

The principal bedroom suite is a boutique-style retreat, beautifully proportioned and filled with natural light from three dual-aspect shuttered windows, enjoying warm late afternoon sunshine. Generous in scale, the room easily accommodates additional furnishings such as a chaise lounge, enhancing its sense of comfort and indulgence.

Leading from the bedroom is a dedicated dressing room, featuring a wall of fitted wardrobes, which in turn connects to a stunning, luxuriously refitted en suite shower room. This space has been impeccably designed, with a fully tiled floor and a walk-in frameless glass shower enclosure complete with both rainfall and secondary showerheads. Further features include a contemporary heated towel radiator, concealed cistern floating WC, and a sleek vanity unit with wash hand basin and mixer tap. Subtle motion sensor LED lighting throughout creates a soft, ambient atmosphere.

Bedroom two is another beautifully presented, south-facing double room, enjoying views over the rear gardens through twin shuttered windows. It features a stylish panelled headboard wall, display shelving, and an extensive run of fitted wardrobes. Bedroom three is also a well-proportioned double, with fitted wardrobes and two front-facing shuttered windows. These bedrooms are served by a well-appointed family bathroom, comprising a panelled bath, WC, pedestal wash hand basin, and a separate double-width, fully tiled shower enclosure, complemented by a tall ladder-style heated radiator.

Second Floor

The top floor offers exceptional flexibility, ideal as a teenager's retreat, guest suite, or additional living space. Here you will find two generously sized rooms, both filled with natural light from front-facing dormer shuttered windows and large rear skylights. These rooms are complemented by a stylish Jack and Jill bathroom, thoughtfully designed to include a bath, wash hand basin, WC, and an oversized fully tiled shower with dual showerheads-perfectly balancing practicality with luxury.

Outside

To the rear, the property boasts beautifully landscaped Southerly facing gardens, designed for both relaxation and entertaining. A full-width patio provides the perfect setting for outdoor dining, while neatly maintained lawns and a timber-covered gazebo create an inviting space for a hot tub or sheltered seating area. Gated rear access leads to a double garage, complete with twin up-and-over doors, light, power, and a personal door providing direct access to the garden.

Agents notes: The access to the rear and garage is over a shared driveway approach to Kente Court.

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 & double garage

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 F

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

Our Ref: JGA/19032026

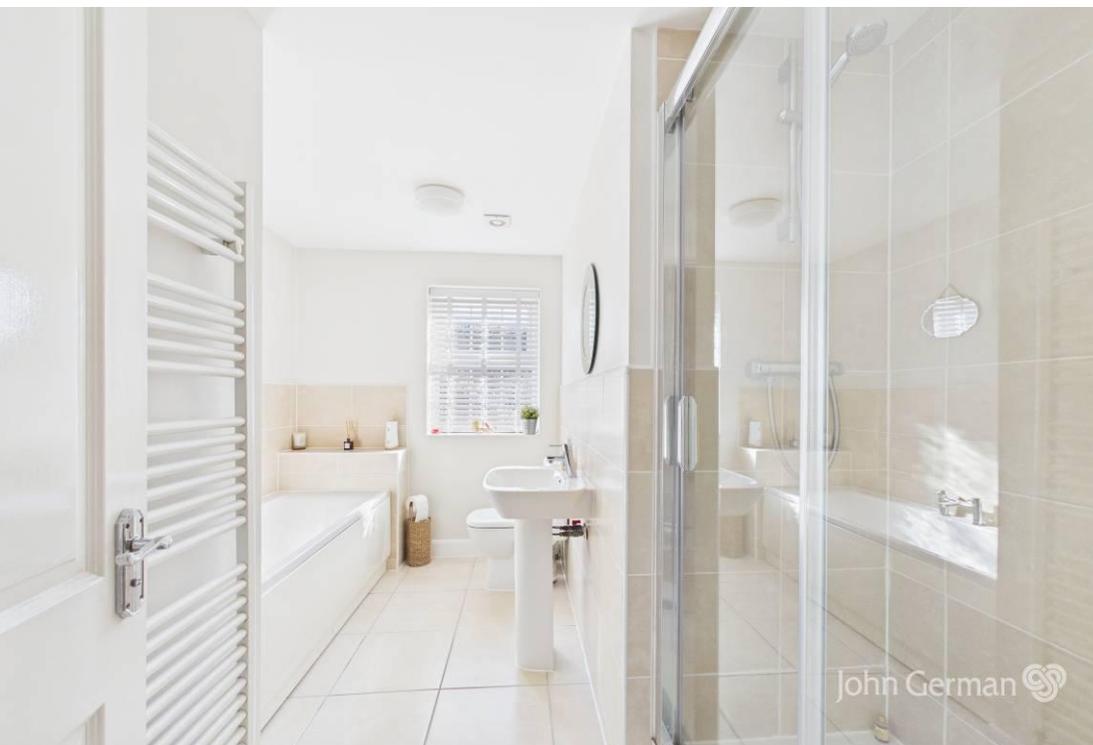
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We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. 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.

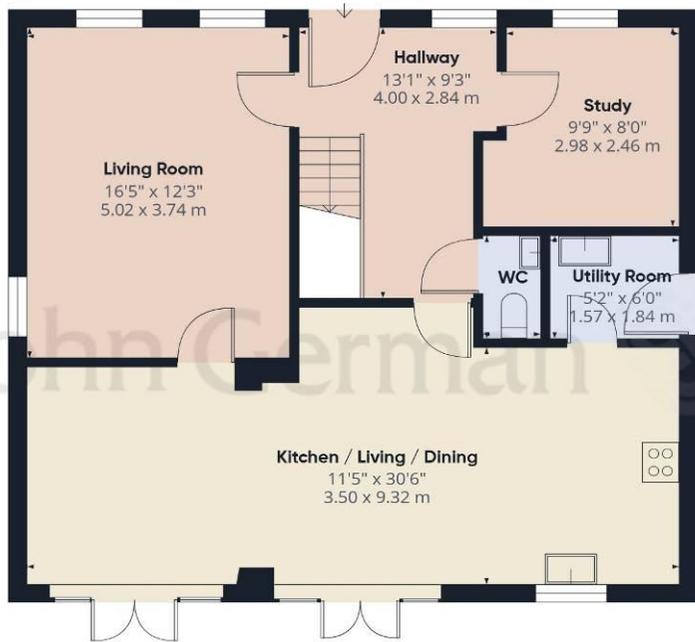




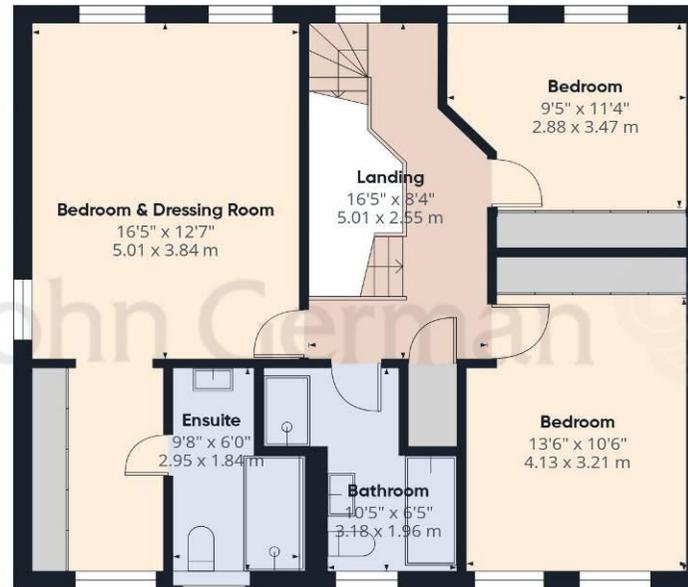




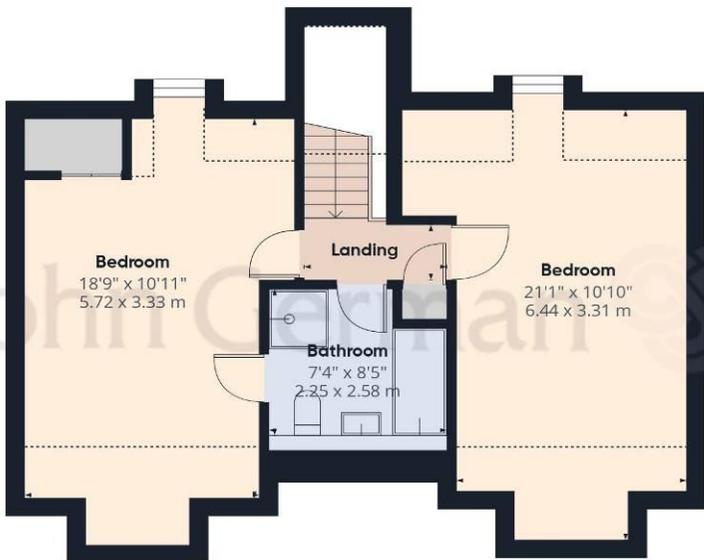




Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

2434 ft²

226.2 m²

Reduced headroom

109 ft²

10.1 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.

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



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