

# Mill Farm Lane

Ashby-de-la-Zouch, Leicestershire, LE65 1GR

John   
German





# Mill Farm Lane

Ashby-de-la-Zouch, Leicestershire, LE65 1GR

£650,000

An outstanding four-bedroom contemporary family home of style and sophistication with a stunning and luxurious interior design, extending to 2652sq ft. of living space, occupying an excellent plot and position within a gated courtyard setting.



A stunning family home, impeccably designed and converted in 2012 by National Award-Winning Developer Keller Homes, within this small select development lying on the fringe of Ashby town centre.

The property successfully blends in contemporary ideas and classic styling over three floors, thoughtfully designed and constructed with great care and attention to detail, taking full advantage of the excellent plot and superb views over the adjoining countryside.

Internally the property boasts a unique layout, offering both a versatile and spacious interior combined with a seamless integration of technology making this a fine family home.

This high-quality finish home boasts an LPG gas fired central heating system with underfloor heating to the ground floor and radiators throughout, together with high quality finishes from Porcelanosa and Miele.

A walk through this impressive home will reveal a reception hall, cloakroom/WC, family sitting room and a wonderful open plan living kitchen with steps down to a dining area/snug. A staircase rises off the kitchen to the first-floor family room which enjoys a high vaulted ceiling with exposed roof trusses and fine views over the courtyard garden.

On the first floor are two double bedrooms including the master bedroom suite with a walk-in dressing room and a large en-suite bedroom. Guest bedroom two also features an en-suite shower room.

Whilst on the second floor are two further double bedrooms and a family bathroom.

Outside forming part of this select courtyard development of similar quality homes, the property is approached via a long-gravelled driveway set behind electric gates off Lower Packington Road. The property enjoys a handsome and distinctive exterior with a low maintenance front garden and parking area with a driveway approach to the side providing ample off-road car/caravan parking for several vehicles. There is a substantial detached double garage with electronically operated up and over entrance doors.

The rear garden has been professionally landscaped and designed with outdoor entertaining in mind with a sunken flagstone patio area, taking full advantage of the outlook over the adjoining countryside. Steps lead to additional area to the side of the garage with a covered pergola, hot tub and sauna (available by separate negotiation).

**Tenure;** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Services;** Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

**Useful Websites;** [www.environment-agency.co.uk](http://www.environment-agency.co.uk)      [www.nwleics.gov.uk/pages/planning](http://www.nwleics.gov.uk/pages/planning)

Ref: JGA/101017









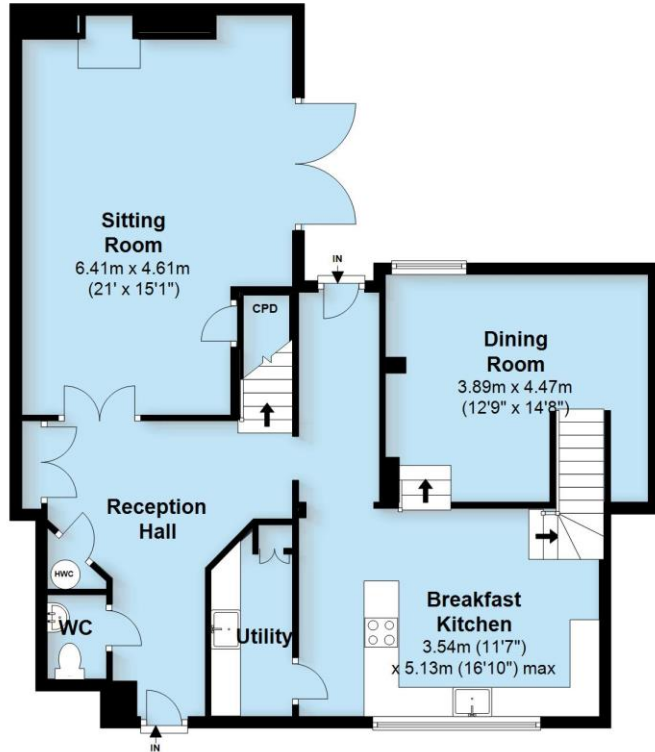






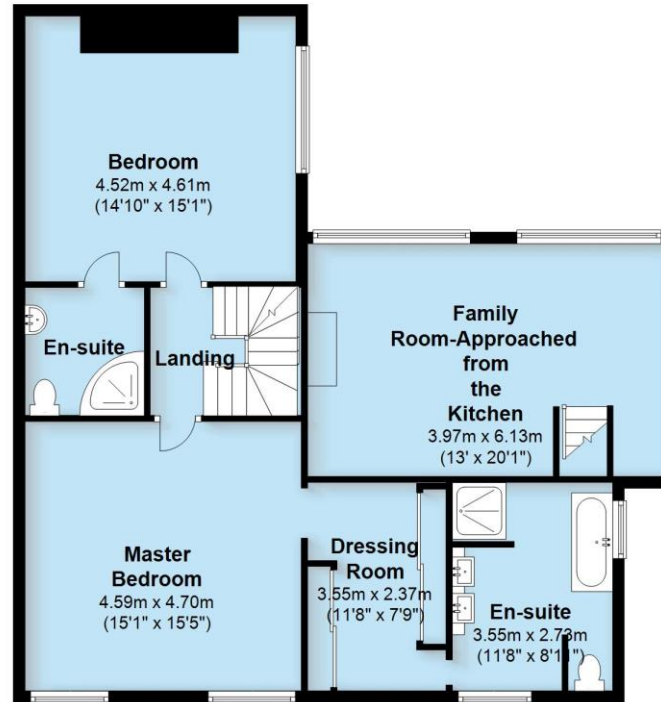
### Ground Floor

Approx. 94.7 sq. metres (1019.5 sq. feet)



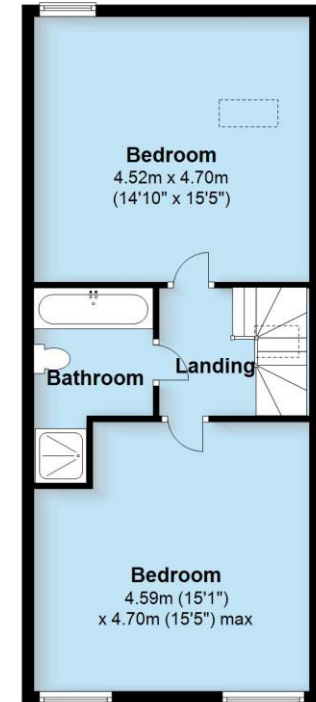
### First Floor

Approx. 97.6 sq. metres (1050.8 sq. feet)



### Second Floor

Approx. 54.1 sq. metres (581.9 sq. feet)



Total area: approx. 246.4 sq. metres (2652.2 sq. feet)



### Floor Plan Clause

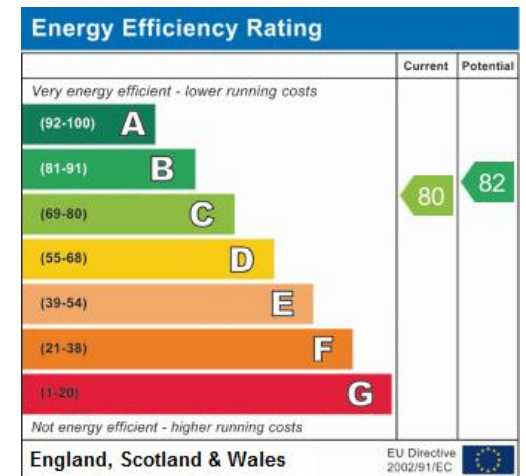
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

### 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.

### Measurements

Please note that our rooms sizes are now quoted in metres on a wall to wall basis. The imperial equivalent (included in brackets) is only intended as an approximate guide.



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 | East Leake | Lichfield | Loughborough  
 Stafford | Uttoxeter | The London Office

JohnGerman.co.uk Sales and Lettings Agent



