

Melrose Close

Ashby-de-la-Zouch, LE65 1AW

John
German





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£489,000

This distinctive double fronted home lies in a small cul de sac, sought after location and offers four double bedrooms, two refitted bathrooms, a large lounge, dining room, WC, utility and a fabulous family refitted breakfast kitchen. All this plus southerly landscaped garden and double garage.



This property is set in a sought after location offering lovely living space coupled with the benefit of excellent parking plus double garage. Other highlights include a large 14 x 13 ft refitted breakfast kitchen, beautiful refitted bathroom, refitted en suite shower room and wrap around landscaped gardens with a southerly sunny aspect. This property really does require full internal appraisal to appreciate its setting in this small cul de sac location.

The property sits back at the head of the cul de sac by landscaped fore garden with a central paved pathway leading to a portico covered entrance porch. The lovely feature entrance door opens to reveal a welcoming reception hallway with staircase leading off. To your left is a light and bright large reception room, this living room has a bay window to the front, patio doors to the rear and a feature fireplace at the focal point of the room. Due to the sunny southerly aspect of the rear garden, the sunshine floods into this room. To the right of the hallway is a separate dining room, this too benefits from a walk in bay window. There is also a useful understairs storage cupboard in the hallway with a guest cloakroom beyond. At the end of the reception hall is the heart of the home; the feature open plan living dining kitchen which has been beautifully refitted with base and wall mounted cabinets wrapping around three sides of the room offering plenty of storage and lovely complimentary countertops with plenty of preparation space. Integrated appliances comprise hob with extractor hood above, eye level double oven, washing machine and dishwasher. There is space for American style double fridge freezer and more than enough room in the kitchen for a large family breakfast table. A window overlooks the garden and patio doors lead out onto the rear garden. Leading off the kitchen is a practical utility room fitted in matching cabinets and countertops providing further storage, wash hand basin, wall mounted gas central heating boiler and door to outside. Return to the hallway, climb the stairs to the first floor and off the landing are four truly double bedrooms. The master bedroom benefits from a refitted en suite shower room with complimentary tiling to the walls and has a white suite comprising WC, pedestal wash hand basin and shower enclosure with tiled walls, glazed door and shower above. The family bathroom has also been refitted and features a contemporary white suite comprising a combined vanity wash hand basin with WC, a separate oversized shower enclosure with mains shower, pedestal towel radiator and the room has beautiful wall tiling with feature inset border tile.

Outside to the front, the driveway provides plenty of parking and access to a brick double garage with up and over entrance doors. Gated side access leads you round to the rear where gardens which wrap around with shaped lawns, neat planted borders and an extensive patio area perfect for entertaining in the summer. Mature trees to the borders provide excellent screening privacy to the rear.

Agents note: There are covenants appertaining to this property, a copy of the Land Registry Title is available to view upon request.

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

Property construction: Brick. **Parking:** Drive. **Electricity supply:** Mains. **Water supply:** Mains

Sewerage: Mains. **Heating:** Gas central heating. (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 E

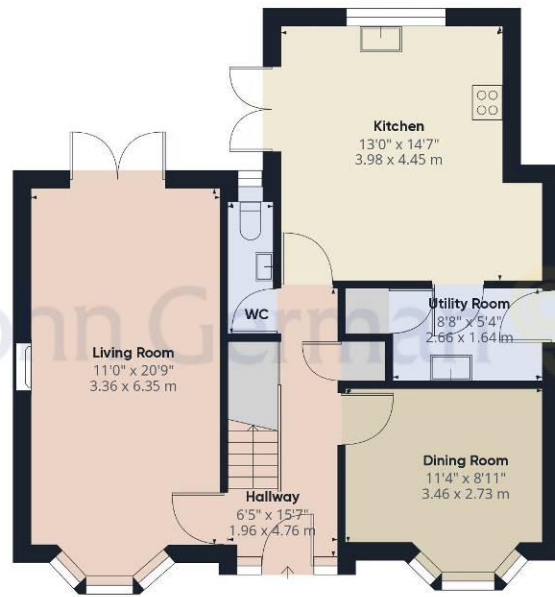
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/22012024

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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁰¹

1641.67 ft²

152.52 m²

Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes 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.

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Score	Energy rating	Current	Potential
92+	A		100 A
81-91	B		
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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