

Hastings Way

Ashby-de-la-Zouch, LE65 1EP



Perfect project property in a sought after location requiring improvement throughout. It offers an ideal opportunity to make your own mark on your next family home. It has great parking, a wide garden plot with potential for extending, subject to planning permission plus the benefit of no upward chain!

£350,000



John German

Accommodation - The property sits back behind a driveway with integral garage. The drive is flanked by lawns on both sides providing potential for further parking. A look inside will reveal a well proportioned central through hallway with stairs leading to the first floor and on your right is a useful guest's cloakroom. Ahead is the lounge which has a feature fireplace and patio doors out to the garden. It lies partially open and wraps around to the separate adjoining dining room which has views over the garden and in turn a door connecting into the breakfast kitchen offering excellent potential to knock through into one large living/dining kitchen, subject to regulations.

Four double bedrooms lie on the first floor alongside a family bathroom and there is potential for the addition of an en suite shower room to bedroom one due to its position next to the main family bathroom.

Outside to the rear of the property you will find excellent gardens which enjoy great privacy and are laid mainly to lawn. To the side is a wide further area that would offer potential for extension, subject to the necessary consents.

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

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: TBC

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link

<https://checker.ofcom.org.uk/>

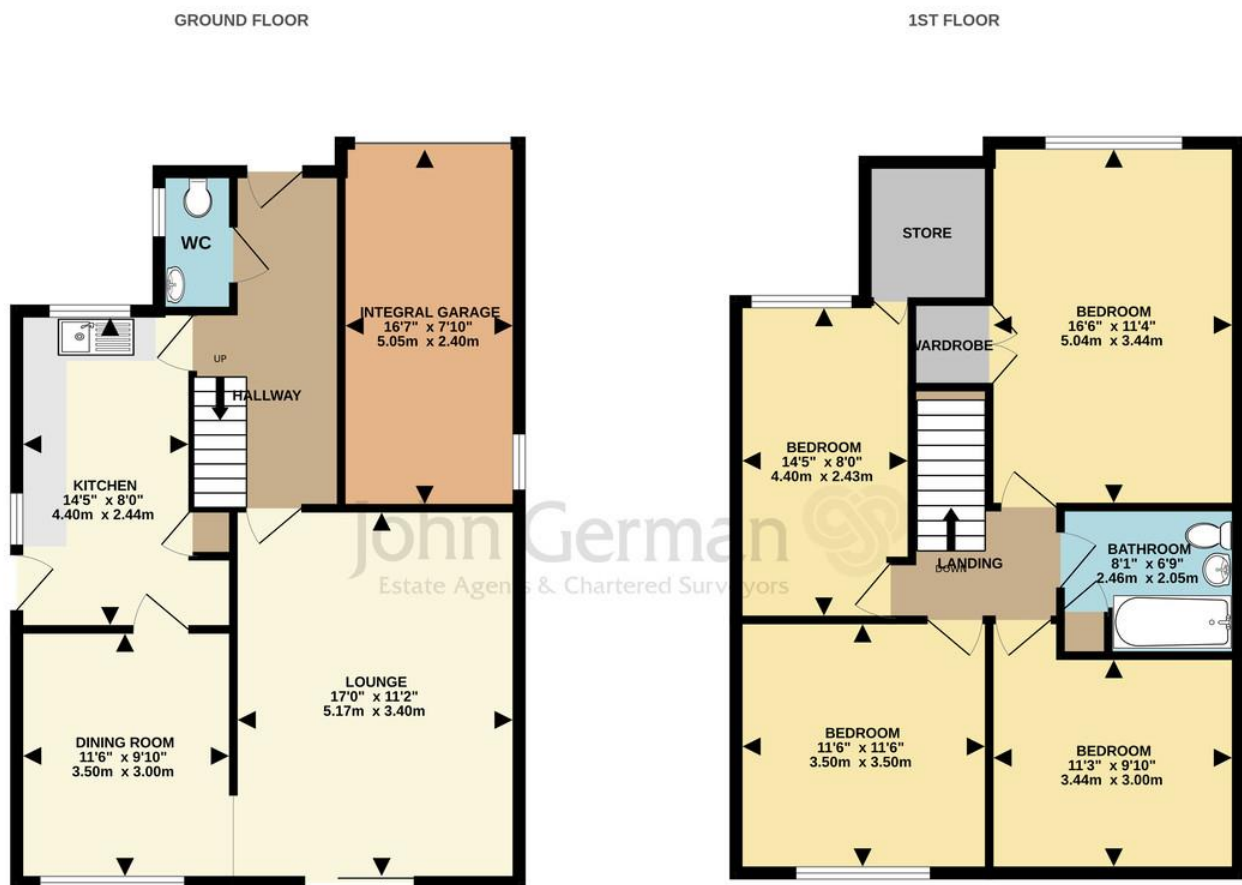
Local Authority/Tax Band: North West Leicestershire District Council / Tax Band E

Useful Websites: www.nwleics.gov.uk

www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/01022024

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.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		



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Agents' Notes

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