

Astley Way

Ashby-de-la-Zouch, LE65 1LY

John German





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Ashby-de-la-Zouch, , LE65 1LY

£450,000

Appearances can be deceiving, this spacious home has been thoughtfully extended over two floors to create a wonderful sized property (1592 sq ft approx) which is coupled with extended private gardens offering much larger outside space with all the room a family could require. No chain.



Here is a house that really does require viewing to appreciate. Over the years the current owners have extended the home over two floors, moulded the living space creating a modern open plan kitchen layout, plus enlarged en suite and have purchased extra land, in effect doubling the size of the private rear garden. The location is also excellent with a wide range of amenities within walking distance and for the commuter, the M42 is just minutes away.

Embrace the lifestyle that living in the historic market town of Ashby offers, being able to walk into town along the many walks and pathways to a bustling high street filled with coffee shops, boutiques, restaurants and bars is one of its many joys. The famous butchers, Taylors, has queues around the block at the weekends, and who can say no to a pizza and cocktail at Zamani's or a trip to The Tap at No 76 on an evening. A walk through the Bath Grounds is always pleasant, whatever the time of year; in the Summer the thwack of Willow on Leather can be heard here on Sunday afternoon and is a popular event for a family picnic. All this, more and of course the wonderful historic Ashby de la Zouch Castle. Strategically, Ashby lies in the heart of the National Forest, right in the middle of the country, and is perfectly positioned for the busy commuter, with access via the M42 and M1 to many East and West Midlands towns and cities. Conkers, Moira Furnace and Hicks Lodge provide many leisure pursuits.

The property has a central reception hallway with turning staircase leading off to a part galleried landing above. Arranged around you will find there is a light and bright dual aspect living room with front facing bay window, coving to the ceiling, feature living flame gas fire at the focal point and glazed connecting double doors which take you through into the open plan extended family breakfast kitchen.

The kitchen area has base and wall mounted cabinets wrapping around three sides with complimentary high gloss roll edge counters, there is integral stainless steel gas hob with extractor hood above and eye level oven and grill, fitted breakfast bar, space for washing machine, space for seating area and in the dining area, space for large family dining table where window overlooks the side garden. Laminate flooring runs throughout the room and in through to the adjoining family room which has double glazed window to the rear and double French doors leading outside to the patio area.

The utility room is also extended so has ample base and wall mounted cabinets again with appliance spaces for washing machine and tumble dryer, inset sink, space for fridge freezer and boot room/coat area where door leads out onto rear gardens. Last but not least is the guest WC with close coupled WC, wash hand basin and radiator.

Upstairs on the first floor, leading off the galleried landing are four double bedrooms, all with wardrobes. Bedroom one has the benefit of fitted wardrobes running along one wall and has an enlarged en suite which now offers not only a panelled bath with WC and wash hand basin but also separate shower.

Bedroom two has been extended to create a much larger bedroom and the family bathroom also has been extended and is a real feature room having panelled bath, pedestal wash hand basin, WC and a large double width walk in shower enclosure.

Outside, the property has double width driveway to the fore providing off road parking with potential for enlarging the drive further if required. There is an integral single garage with up and over entrance door, light and power points and it has the benefit of internal personal door leading into the property's reception hallway. This offers excellent potential subject to building regulations for conversion to further living space.

Gated side access leads you around to the rear where there is a patio area with lawned gardens that wrap around both the rear and side of the property, all having fabulous privacy. There is a raised timber decked patio, third patio area on the side garden and the gardens back on to mature trees on one side.

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

Prospective purchasers should be made aware that there is an uplift clause on the side land which runs for a period of 21 years from 22 September 2003 expiring in 2024 which triggers uplift clause if the property has planning permission for a structure on that side. For further information we recommend you speak to your legal representative or speak to the office for further information.

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

Property construction: Brick

Parking: Drive & garage

Electricity supply: Mains. **Water supply:** Mains. **Sewerage:** Mains. **Heating:** Gas.

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

Broadband type: Cable - 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

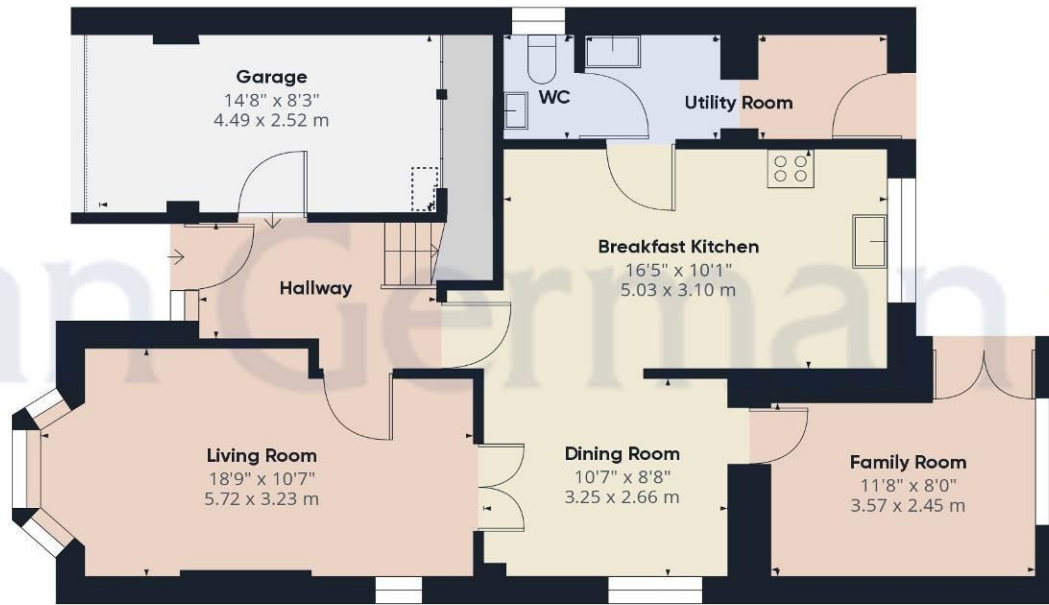
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/04042024

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Ground Floor



Floor 1

Approximate total area⁽¹⁾

1549.87 ft²

143.99 m²

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

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.

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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



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