

Winchester Way

Ashby-de-la-Zouch, LE65 2NR



Beautifully presented and ready to move into, this spacious two-bedroom bungalow is ideally situated in a popular residential setting among similar homes. Offering easy, low-maintenance single-level living with a private rear garden, garage, and bright, versatile interiors, it's perfect for downsizers, retirees, or anyone seeking a peaceful lifestyle with excellent convenience.

NO UPWARD CHAIN

£289,950



John German

Beautifully presented and ready to move into, this spacious two-bedroom bungalow is ideally situated in a popular residential setting among similar homes. Offering easy, low-maintenance single-level living with a private rear garden, garage, and bright, versatile interiors, it's perfect for downsizers, retirees, or anyone seeking a peaceful lifestyle with excellent convenience.

Early Vacant Possession – Delightful Single Storey Living in a Sought-After Location

Offered with the advantage of early vacant possession, this beautifully presented two-bedroom bungalow occupies a desirable position within a community of similar homes, perfect for those seeking low-maintenance, single-level living.

Interior

Stepping inside, a central hallway provides access to all principal rooms. To your right, the breakfast kitchen is thoughtfully arranged with cabinets and worktops lining three walls, and a handy breakfast bar positioned beneath the front-facing window — ideal for casual dining.

The spacious open-plan lounge and dining area is the heart of the home, featuring a charming central fireplace, a large bow window allowing in natural light, and ample space for both living and dining furniture.

The master bedroom is generously proportioned and superbly equipped with fitted wardrobes and the added luxury of French doors opening directly onto a sunken private patio — a tranquil spot to enjoy morning coffee or evening relaxation. Bedroom two also includes built-in wardrobes and offers access to the adjoining uPVC double-glazed conservatory, which overlooks the rear garden and provides a seamless indoor-outdoor connection.

Completing the interior is a well-appointed shower room, featuring a corner shower, WC, wash basin, and stylish wall tiling.

Exterior

The property is set back behind a neat lawned foregarden, with a tarmac driveway offering generous off-road parking and access to the attached garage. To the rear, the private garden is predominantly laid to lawn, complemented by mature, well-stocked borders brimming with a variety of flowers and shrubs, creating a peaceful outdoor retreat.

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

Property construction: Standard

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: 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 C

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

Our Ref: JGA/12072024

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.

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.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

OnTheMarket

rightmove

RICS

aria
propertymark
PROTECTED

naea
propertymark
PROTECTED

The Property
Ombudsman

APPROVED CODE
TRADING STANDARDS UK

John German

63a Market Street, Ashby-De-La-Zouch, Leicestershire,
LE65 1AH

01530 412824

ashbysales@johngerman.co.uk

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.

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent