

Plantagenet Way

Ashby-de-la-Zouch, LE65 1LE

John German





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£625,000

Fabulous five bedder in one of Ashby's most sought after cul de sac locations. A stunning family home offering lounge, family room, dining room, open plan living kitchen dining room, WC, utility, 5 excellent sized bedrooms plus study/library room, two ensuite shower rooms and modern family bathroom.

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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 Zamanis 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.

This is an excellent family home which is set in a quiet head of cul de sac location, a spacious wide street. The property sits back behind double width drive flanked by lawns and a look inside will reveal a spacious home with a feature reception hallway with central stairs leading to character galleried landing. Arranged around you will find there a rear facing lounge with access out to the gardens, a separate formal dining room again looking over the gardens, a family room and the heart of the home, a large open plan living dining kitchen, well-appointed with extensive array of cabinets with complimentary countertops, there is space for dining table and family sofa seating area. Lastly there is useful utility and guest's cloakroom.

Ascend the stairs to the highlight galleried landing above with its balustraded surround and views back down to the hallway below. Upstairs you will find there are five double bedrooms, all with fitted wardrobes, with bedrooms one and two having private ensuite shower rooms. Last but not least there is a separate modern family bathroom.

Outside to the rear are private gardens laid to lawn with patio area and a second timber decked patio perfectly positioned for the afternoon sunshine.

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

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Drive & double 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 G

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

Our Ref: JGA/09082024

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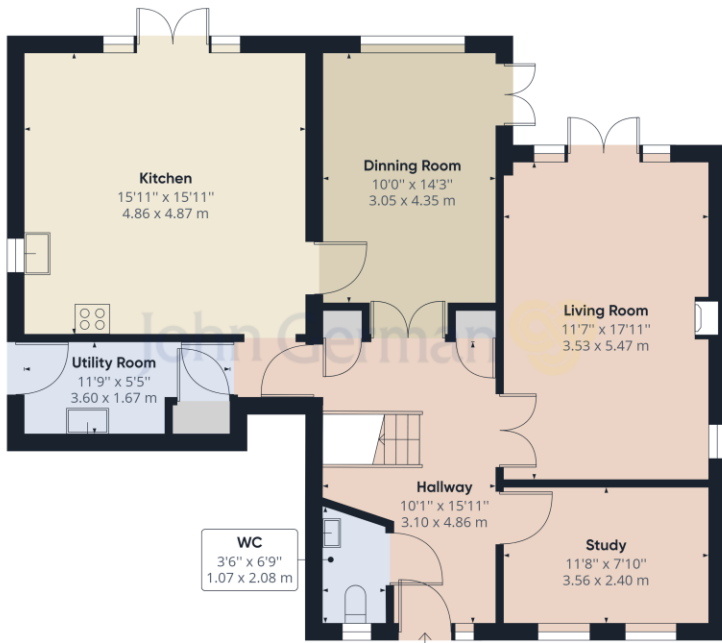












Ground Floor

Approximate total area⁽¹⁾
585.97 ft²
91.60 m²

(1) 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.

GIRAFFE 360



Floor 1

(1) Excluding balconies and terraces

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GIRAFFE 360



Agents' Notes

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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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AWAITING EPC MEDIA

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 | Derby | East Leake | Lichfield
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