

# Highgate

Ashby-de-la-Zouch, LE65 2SG

John German











## Highgate

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£399,950

This family property is beautifully presented and extends to circa 1307 sq ft of stylish living space. It offers four bedrooms, two bathrooms, lounge, dining room, conservatory, and a wonderful refitted contemporary kitchen plus utility. It has a wider and larger than average STUNNING GARDEN PLOT that really must be seen.



This superb four bedroom family home sits well back from the road behind a wider than average lawned fore garden, with mature shrubs and double width driveway providing off road parking and access to its integral single garage. Gated side access leads around to the rear gardens and set beneath a sheltering canopy porch, a uPVC entrance door opens into a welcoming reception hallway with staircase leading off with feature timber and glass banister. Beneath the stairs is a contemporary WC/cloakroom and an internal door off the hallway accesses the garage which offers excellent potential for a conversion to an additional reception room, subject to the usual regulations.

To your left is the lounge which has a wide bay window to the front, an Adams style fireplace as its focal point with inset living flame gas fire and glazed double doors connect and open through into the separate dining room which then leads onto the conservatory beyond which overlooks the beautiful rear gardens and has French double doors providing direct access to outside.

Last but definitely not least is the family kitchen, a wonderful contemporary affair, well appointed with high gloss base and wall mounted cabinets which wrap around three sides of the room with feature contrasting countertops, inset sink with mixer tap, ceramic tiled splashbacks to the work surface areas and a window above overlooks the gardens. Leading off the kitchen is a very useful utility room with further appliance spaces and storage.

Return to the hallway and climb the stairs to the first floor and here you will find arranged off the landing are four bedrooms, all of which benefit from fitted wardrobes. Bedroom one is a real highlight with a large range of fitted wardrobes along one wall and two windows to the fore, one being a walk in bay window. Leading off is a refitted en suite with a large corner quadrant shower with shower panels and dual shower heads, vanity unit with inset wash hand basin which extends to the side with inset WC and there is a chrome ladder style towel radiator.

Serving the three remaining bedrooms is the family bathroom which too has been updated with a contemporary suite which includes a bath with shower screen and shower above, vanity wash hand basin with storage below, concealed cistern WC, feature tiling to the walls and a tall ladder style towel radiator.

Outside, the rear gardens of this property are wonderful, truly unusual for such a modern house to have such a plot and offers privacy and space. The gardens themselves are laid principally to lawn with mature surrounding borders and a mixture of trees, shrubs and flowering plants. There is a main patio set adjacent to the conservatory and hidden away at the top of the garden is a secret circular patio shaded by trees and surrounded by flowers, a beautiful place to escape the sunshine. The gardens themselves extend along the side of the property which has a third patio area here, alongside raised beds, perfect for growing your veggies and there is plenty of room for a large shed if required.

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

**Services:** Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)  
[www.nwleics.gov.uk](http://www.nwleics.gov.uk)

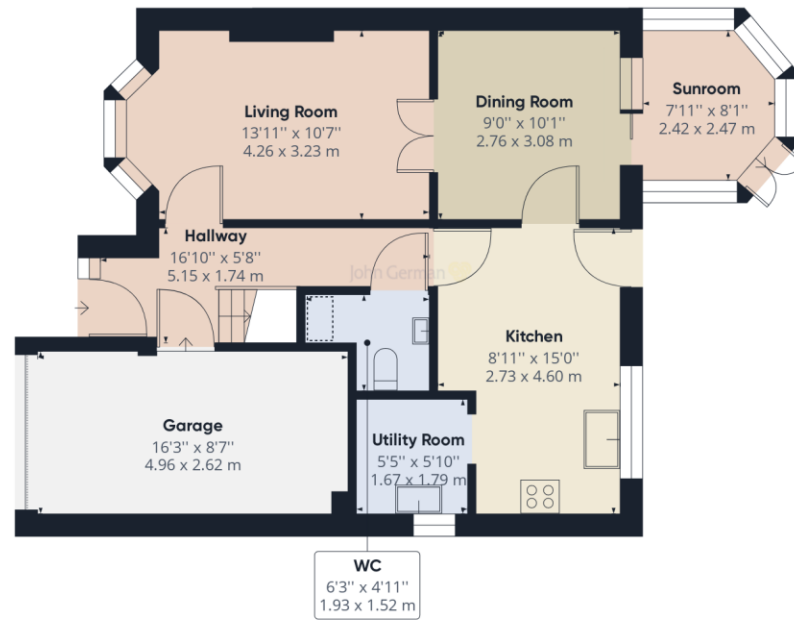
**Our Ref:** JGA/15052023

**Local Authority/Tax Band:** North West Leicestershire District Council / Tax Band D

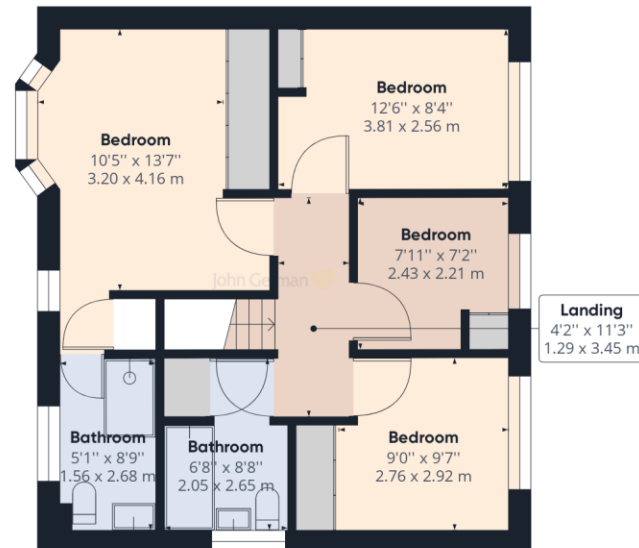








Ground Floor



**Approximate total area<sup>(1)</sup>**

1307.44 ft<sup>2</sup>

121.46 m<sup>2</sup>

**Reduced headroom**

3.58 ft<sup>2</sup>

0.33 m<sup>2</sup>

(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.





## 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



## John German

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

01530 412824

ashbysales@johnngerman.co.uk

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





