

# Castle Way

Ashby-de-la-Zouch, LE65 2RY

John German







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£435,000

Extended and well proportioned versatile family home, situated near Weston Park and within close proximity to the Willesley Primary School. This fantastic family home offers an excellent location, four/five bedrooms, a spacious open plan living and dining kitchen and an impressive master bedroom with en suite and dressing room.





The property sits in a popular cul-de-sac location and has the benefit of being set on a shared private driveway with lawned fore garden and ample off road parking. It has undergone many various forms of extension to greatly enhance and alter the property.

A look inside will reveal a reception hallway with stairs leading off. There is a useful coat and shoe cupboard to your right and at the far end of the corridor, a guest cloakroom with WC and wash hand basin. Immediately to your left, a door opens into a lovely through lounge which has front facing double glazed window, a fireplace at the focal point and French double doors taking you out to the delightful rear garden which has a sunny southerly aspect and great privacy. It is laid mainly to lawn with surrounding maturely planted borders and there is also a full width paved patio area. The second reception room is a fantastic size dining room or family room depending on your requirements. It has front facing window and a handy serving hatch coming from the adjacent kitchen. The heart of the home is no doubt the extended open plan kitchen/dining/sitting room which has a kitchen incorporating an extensive range of base and wall mounted cabinets wrapping around three sides of the room with integral gas hob, eye level oven, microwave and dishwasher, with space for a washing machine. The kitchen has an adjoining dining/sitting room which has ample space for a large dining table and family sofa and the benefit of a door taking you out into the rear garden, plus a further door taking you into the remainder of the garage which offers storage only.

Upstairs on the first floor there are four bedrooms and particular attention has to be drawn to the principal bedroom suite which is extended and not only offers space for a super king size bed, but also a sitting area. It has its own private en suite with walk in tiled double width shower, wash hand basin and WC. Adjoining the bedroom is also a walk in dressing room or nursery room/bedroom five. Serving the remaining bedrooms is the family bathroom which has panelled bath with shower above and glazed screen, pedestal wash hand basin, WC and complimentary tiling to the walls.

Outside, as previously mentioned, the property has excellent parking to the fore with a large lawn garden which wraps around to the side. To the rear of the property is a fantastic mature garden with great privacy.

**Agents notes:** There are covenants appertaining to this property, a copy of the Land Registry Title is available to view upon request. The house is currently tenanted. The property lies on a shared private drive.

**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.

**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 D

**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)

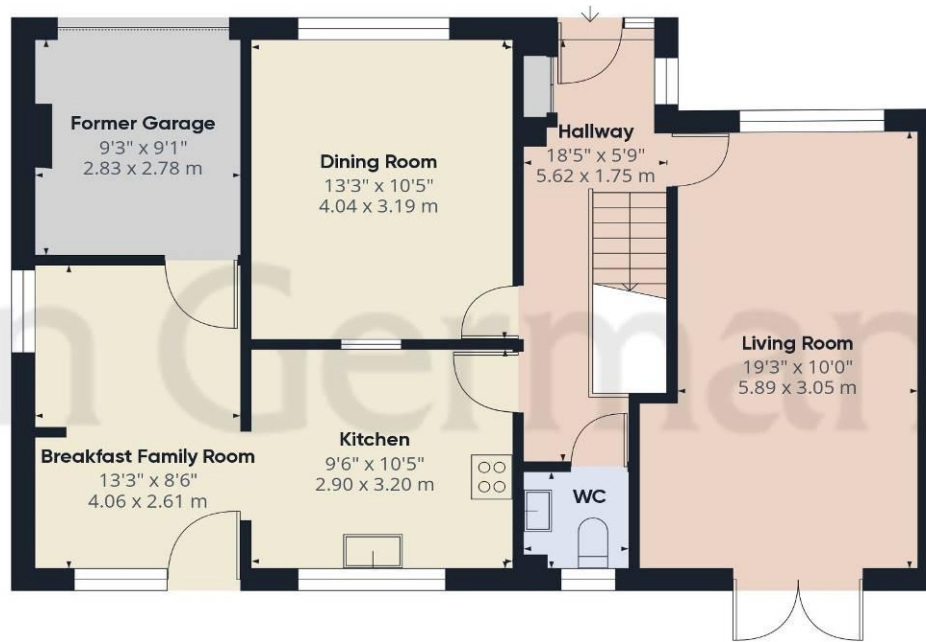
**Our Ref:** JGA/07022025

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Ground Floor



Floor 1

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

1424.17 ft<sup>2</sup>

132.31 m<sup>2</sup>

(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.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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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.

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**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		82 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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