

Pennine Way

Ashby-de-la-Zouch, LE65 1EW

John German





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Offers in excess of £360,000

Located in a sought-after residential area, this family home is offered with no onward chain & is ideal for personalisation. It features a spacious lounge, full width dining room, large breakfast kitchen, family bathroom, four bedrooms, ground floor WC & mature rear garden. Extension potential (STPP).



A step pathway passes by a mature front garden and leads to a sheltering canopy porch. The uPVC double glazed door opens into the reception hallway featuring wooden flooring underfoot and a conveniently located guest cloakroom to your left.

Directly ahead, a glazed door opens into the expansive full width dining room which benefits from a striking picture window to the side. A turning staircase leads to the first floor with a useful understairs storage cupboard beneath. Glazed double doors seamlessly connect the dining room to the well-proportioned lounge, creating a wonderful open plan feel. The lounge boasts a gas fire at its focal point and a wide front facing uPVC double glazed bow window allows natural light to flood the space.

The kitchen also runs full width of the property and is well equipped with an extensive range of base and wall mounted cabinets running along two sides of the room providing ample storage, with complimentary countertops incorporating a 1.5 bowl stainless steel sink with mixer tap. There is space for gas cooker, space for washing machine, and space for undercounter fridge and freezer. There is also ample space for a family breakfast table, two rear facing windows and a door taking you out onto the side paved patio area.

Ascending to the first floor, the landing provides access to four well appointed bedrooms. Bedrooms one and two are generously sized doubles with bedroom one featuring a full wall of fitted wardrobes and delightful views over the rear garden. Bedrooms three and four also benefit from built in wardrobes, offering excellent storage solutions.

The family bathroom has been thoughtfully designed, featuring a large walk-in shower area with modern shower panelling, mains powered shower above and glazed screen, pedestal wash hand basin and WC.

Outside, the property has a driveway providing ample off parking and access to the single garage. To the rear of the property is a garden which enjoys a great degree of privacy with a large side paved patio area behind the garage offering excellent potential for further extension, subject to planning. The garden itself is maturely planted, has a circular lawn area, a greenhouse and a central pathway running through.

The property has the benefit of solar panels providing free electricity.

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 & 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 E

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

Our Ref: JGA/05022025

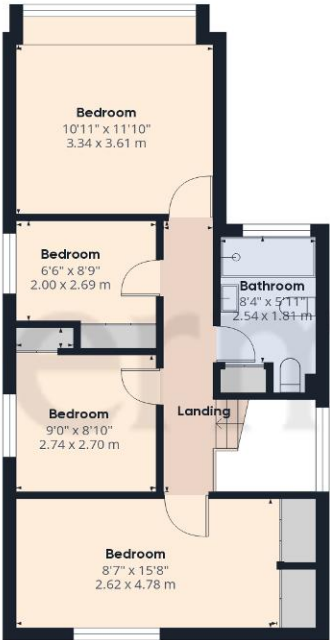
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Ground Floor



Floor 1

Approximate total area⁽¹⁾

1322.14 ft²
122.83 m²

Reduced headroom

2 ft²
0.19 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

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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	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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