

Rouen Way

Ashby-de-la-Zouch, LE65 2QX



An excellent modern three bedroom home featuring a spacious open plan living and dining area, stylish contemporary kitchen and a large rear conservatory that opens onto beautifully lawned and decked gardens. The property also benefits from ample off road parking and a single garage.

£250,000



John German

Step inside to discover a welcoming entrance hallway with stairs leading to the first floor.

Glazed double doors opening into a well proportioned open plan lounge and dining room featuring stylish laminate flooring, a large uPVC double glazed window fills the space with natural light, while the dining area offers ample room for a family sized table.

Adjacent to the dining area is a sleek modern kitchen with striking monochrome design, white high gloss cabinets paired with black counter tops, complete with an inset sink and mixer tap. The kitchen is well equipped with a four ring gas hob, extractor hood and electric oven and integrated dishwasher, with space allocated for a washing machine.

At the rear, a uPVC double glazed conservatory provides a bright and airy space to relax offering lovely garden views and direct access to the patio deck.

Upstairs, the first floor features three good sized bedrooms and a family bathroom. The bathroom includes a P-shaped shower bath with a curved glazed screen and a rainfall shower over, along with a white gloss vanity cabinet housing an inset wash hand basin with WC to the side.

Outside, the property benefits from a lawned front garden with driveway to the side leading to a single garage. To the rear a timber decked patio provides a perfect spot for outdoor dining with steps leading down to lawned gardens below.

Agents note: There are covenants appertaining to this property, a copy of the land registry document is available to view on request.

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: Driveway and garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas
(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Fibre

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 B

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

Our Ref: JGA10022025

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.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	73 C	
55-68	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