

Weysford Lane

Ashby-de-la-Zouch, LE65 1GL

John
German






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Offers over £299,950



Stylish and spacious three-story home with a stunning master suite. Tucked away in a peaceful setting, accessed via a long shared private driveway, this beautifully proportioned three-story, three-bedroom home is a hidden gem. With no upward chain, this stunning property is ready for its next owners to move straight in and make it their own.

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Ground Floor:

Step inside to a welcoming entrance hallway, complete with a convenient guest cloakroom. A door opens into the bright and airy bay-fronted living room, featuring dual aspect windows that flood the space with natural light. LVT flooring flows seamlessly from the hallway through to a lobby area with stairs leading to the first floor. At the heart of the home is the impressive full-width open-plan kitchen diner – a contemporary high-gloss design with sleek high gloss cabinets, complementary work surfaces, and a full suite of integrated appliances, including a hob with extractor, eye-level oven, fridge freezer, dishwasher, and washing machine. Gleaming polished porcelain tiles add a touch of luxury underfoot. French doors open onto the landscaped gardens, featuring two patio areas and a well-maintained lawn, with gated access leading to the driveway and garage.

First Floor:

Upstairs, you'll find two generously sized double bedrooms, both with fitted wardrobes. The stylish family bathroom is finished to a high standard, boasting a white suite, panel bath with mixer tap and shower over, pedestal wash hand basin, WC, and ladder-style heated towel radiator.

Second Floor – Master Suite:

The entire top floor is dedicated to a luxurious master suite, complete with dual aspect windows, fitted Sharps wardrobes, bedside units, and a dressing area. This serene retreat also enjoys its own private ensuite shower room, featuring an oversized double shower, pedestal wash hand basin, WC, and a tall ladder-style radiator.

Outside:

Occupying a generous corner plot, the property boasts well-maintained gardens that wrap around two side of the house with two patio areas, a private driveway, and a single garage, providing ample parking and storage. This beautiful home perfectly combines space, style, and modern convenience, making it an ideal choice for families or professionals looking for a move-in-ready property. Don't miss out – book your viewing today!

Agent notes: There are covenants appertaining to this property, a copy of the Land Registry Title is available to view upon request.

We understand there is a green space charge of currently £220 per annum.

The property is situated in a shared drive setting.

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

Our Ref: JGA/17022025

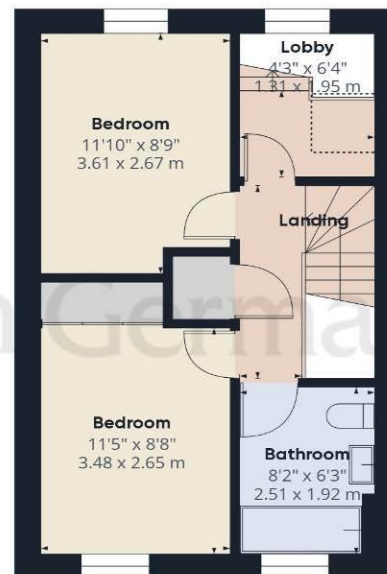
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Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

1003.41 ft²
93.22 m²

Reduced headroom

49.88 ft²
4.63 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.

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 | | 95 A |
| 81-91 | B | 84 B | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



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