

Rennes Close

Ashby-de-la-Zouch, LE65 2YD

John
German





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Ashby-de-la-Zouch, LE65 2YD

£475,000

This stylishly refurbished four-bed detached home offers versatile living in a sought-after location.

Highlights include a spacious open-plan lounge/dining area, a sleek breakfast kitchen, and a flexible second reception room. Upstairs, four doubles share a luxury shower room. A sunny south-facing garden, double garage & driveway complete the home. No Upward Chain.

This beautifully presented recently refurbished four-bedroom detached home offers stylish and versatile living in a sought-after location. With a spacious open-plan lounge and dining area, a stunning new contemporary breakfast kitchen, and a versatile second reception room, the property is perfect for modern family life. Upstairs, four double bedrooms are complemented by a luxurious new refitted shower room, while the sunny south-facing garden provides a private retreat. A double garage and ample driveway parking complete this impressive home.

The home has recently undergone exhaustive refurbishment to include, new kitchen, new bathroom, new heating system, rewiring, replastering and new flooring throughout - a turnkey 'as new' ready to move into property.

A UPVC entrance door opens into a wide and welcoming reception hallway, featuring stylish LVT flooring and a staircase leading to the first-floor landing. Immediately to the right, a beautiful oak-framed glazed door leads into a spacious open-plan lounge and dining room, complete with a front-facing UPVC double-glazed bow window and wide sliding patio doors that open onto the sunny, south-facing rear garden. Thanks to the property's favourable aspect, the rear-facing rooms are flooded with natural daylight throughout the day.

A versatile second reception room provides an ideal space for a family playroom, study, or separate dining room, offering flexibility to suit a variety of needs. Further along the hallway, a newly fitted guest cloakroom features a concealed cistern WC, wash basin, and attractive half-height wall tiling.

At the heart of the home is the stunning, contemporary breakfast kitchen, recently refitted with sleek elephant-grey high-gloss cabinetry wrapping around three sides, complemented by quartz-effect countertops. A ceramic hob with a glass splashback sits beneath a stainless steel extractor hood, with an electric oven integrated below. The kitchen also boasts built-in appliances, including a washing machine, dishwasher, fridge, and freezer, plus ample space for a family breakfast table. A large, double-glazed window provides lovely garden views, while a glazed door offers direct access outside.

Upstairs, four double bedrooms are accessed via contemporary-styled doors with elegant handles. The highlight is the brand-new, beautifully refitted shower room, featuring stylish tiled flooring, half-height wall tiling, and a spacious oversized shower cubicle with a dual shower head and rainfall attachment. A wall-mounted storage unit incorporates a concealed cistern WC, with inset washbasin seamlessly integrated into the sleek countertop for a modern, streamlined finish.

Outside: The south-facing rear garden is a true suntrap, bathed in natural light throughout the day. It is both large and private, featuring mature planting, shrubs, and flowering borders. A spacious stone-paved patio area provides the perfect spot for outdoor entertaining, while a generously sized, well-maintained lawn wraps around the garden.

To the front, a private driveway offers ample off-road parking and leads to a double garage, equipped with an electric roller entrance door, lighting, power points, and a side access door for convenience.

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: Mains gas

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

Broadband type: TBC

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

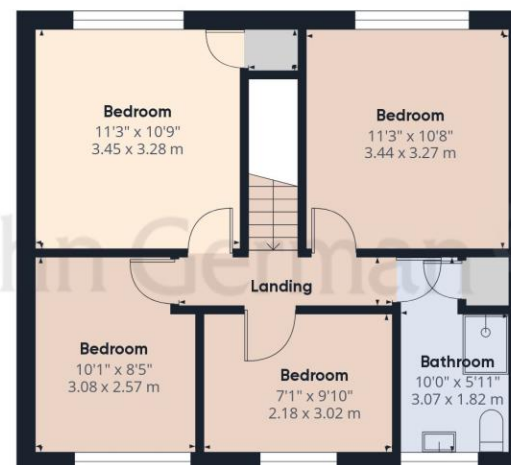
Our Ref: JGA24032025







Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1379.38 ft²

128.15 m²

Reduced headroom

3.95 ft²

0.37 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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We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AMLID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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