

Willesley Gardens

Ashby-de-la-Zouch, , LE65 2QF

John 
German





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Ashby-de-la-Zouch, LE65 2QF

£485,000

This striking and stylish extended family home sits on a superb corner plot in a sought-after location. Boasting four generously sized bedrooms, a stunning extended family bathroom, an extended lounge with a study area and a luxurious open-plan living/dining/kitchen space with bi-fold doors and a lantern roof.



Nestled at the head of a cul-de-sac, the property is approached via an expansive driveway leading to an integral garage. Step inside to discover a welcoming through-reception hallway with a staircase leading off. At the end of the hall, a glimpse of the beautiful kitchen draws you forward into a stunning, extended open-plan family living space. Here, three distinct zones seamlessly merge: a cosy family sitting area, a dining area bathed in natural light from the overhead lantern roof, and bi-fold doors that open to reveal picturesque garden views and direct outdoor access. The kitchen itself is a masterpiece, featuring stylish dark blue cabinetry, integrated appliances, sleek white countertops, and hidden LED lighting that creates a warm ambient glow. A large central breakfast island serves as the perfect gathering spot for family mornings.

The extended lounge offers a sophisticated yet comfortable space, complete with a feature fireplace, elegant ceiling coving, and an extended study area - ideal for those working from home. Additionally, the ground floor boasts a well-proportioned laundry/boot room, complemented by an excellent guest cloakroom. A personal internal door provides convenient access to the integral garage.

Upstairs, you'll find three spacious double bedrooms alongside a large, comfortable single bedroom. All rooms enjoy access to the beautifully extended luxury family bathroom, which spans over 14 feet in length. Thoughtfully designed, it features a WC, a wide vanity wash basin, a contemporary free-standing bath, and an oversized walk-in shower enclosure with a rainfall shower, offering a spa-like experience.

The rear garden extends beautifully, offering expansive lawns that enjoy a sunny southerly aspect. On one side, a stylishly paved outdoor entertaining area provides the perfect setting for al fresco dining. In the opposite corner, steps lead up to a sleeper-edged raised patio, an ideal spot to relax and enjoy the late evening sunshine. This exceptional home effortlessly combines contemporary design with practical family living in an enviable location. To book a viewing, please contact John German Ashby office.

Agents note: It is common for property Titles to contain Covenants; a copy of the Land Registry Title 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:** 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 C

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

Our Ref: JGA/01042025

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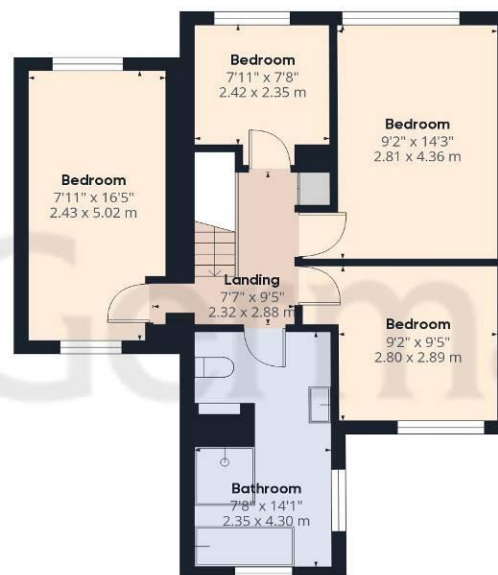
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Ground Floor



Floor 1

Approximate total area⁽¹⁾

1633.3 ft²

151.74 m²

(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

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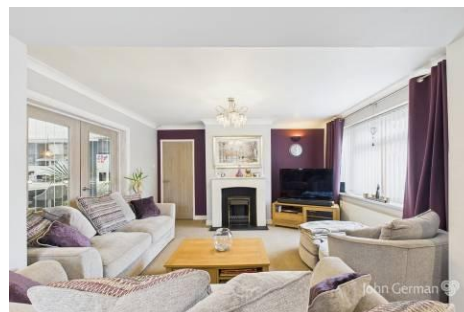
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



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