

Avenue Road

Ashby-de-la-Zouch, LE65 2FA

John
German



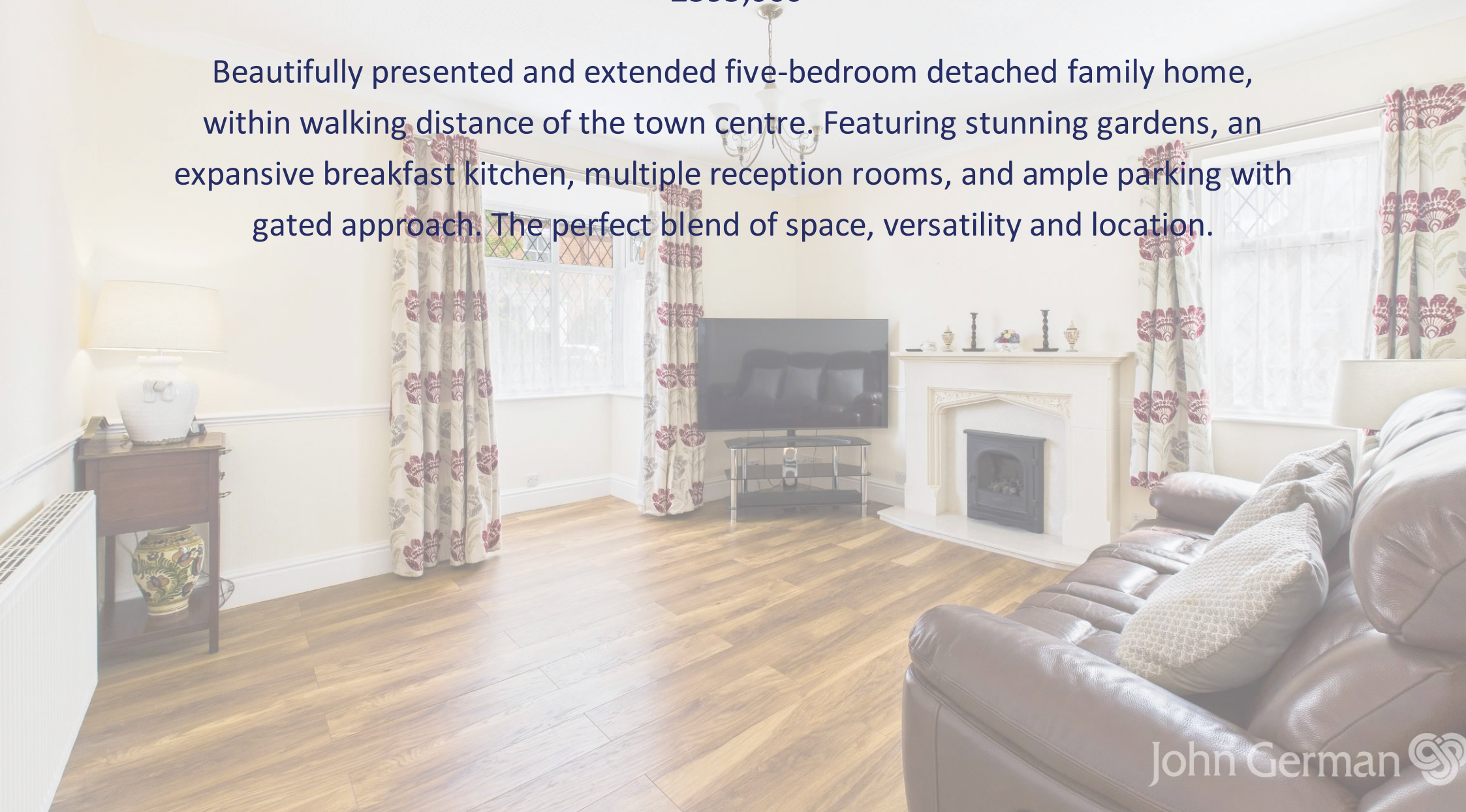


Avenue Road

Ashby-de-la-Zouch, LE65 2FA

£595,000

Beautifully presented and extended five-bedroom detached family home, within walking distance of the town centre. Featuring stunning gardens, an expansive breakfast kitchen, multiple reception rooms, and ample parking with gated approach. The perfect blend of space, versatility and location.



John German 

If you're looking for a spacious, character-filled home with a fantastic layout and a private garden that's perfect for entertaining, this beautifully presented five-bedroom detached property might just be "the one." Tucked away behind electric gates and just a short walk from Ashby-de-la-Zouch town centre, this home offers a wonderful balance of style, space, and practicality – ideal for modern family life. The property benefits from no upward chain, peace of mind with CCTV, EV charging point and solar panels offering free electricity and energy efficiency.

The moment you step through the smart UPVC front door, you're welcomed into an inviting hallway. From here, the home unfolds beautifully, with rooms arranged around a central hallway that feels both open and cosy.

At the front of the house, the main sitting room is full of natural light thanks to its charming walk-in bay window and additional side window – the perfect spot to catch the morning sun. A living flame gas fire with a raised hearth and elegant surround adds warmth and character to this lovely space.

Just next door, you'll find a second reception room, ideal as a formal dining room or a relaxed family space. French doors open directly onto the sunny, south-facing patio and rear garden, creating a seamless connection between indoor and outdoor living. A glazed internal door leads through to the kitchen, keeping the layout practical and sociable.

This large, light-filled kitchen is perfect for both family breakfasts and hosting friends. There's plenty of room for a large table or some informal seating, and dual-aspect windows fill the space with sunlight. The kitchen features shaker-style units, contrasting worktops, and integrated appliances including a gas hob, electric oven, and dishwasher. There's also space for a large American-style fridge-freezer.

Just off the kitchen, the utility room keeps appliances neatly tucked away and houses the gas central heating boiler. There's also a handy downstairs WC with a pedestal washbasin – perfect for guests.

Back off the main hallway, you'll find three well-proportioned bedrooms on the ground floor. The main ground floor bedroom is a lovely bright space with dual-aspect windows, including another walk-in bay. The second double bedroom features built-in wardrobes and enjoys peaceful views over the rear garden. The third bedroom is a generous single and currently used as a home office, taking full advantage of the garden outlook – a perfect work-from-home spot.

The stunning ground floor bathroom has been finished to a high standard, with full-height wall tiling and a tiled floor underfoot. There's a large walk-in rainfall shower with a handheld attachment, sleek vanity units with inset basin and storage, a concealed cistern WC, and a modern anthracite ladder radiator.

Head upstairs and you'll find a spacious landing with room for a reading chair or study desk beneath a large Velux window that looks out over the garden. Both upstairs bedrooms are great-sized doubles with bespoke fitted wardrobes, making the most of the space.

The principal bedroom benefits from its own ensuite bathroom, which includes a bath with a mains shower and glazed screen, a contemporary vanity unit with basin and countertop, concealed cistern WC, full-height tiling, and a ladder radiator – everything you'd want for a relaxing escape at the end of the day.

This home enjoys a fantastic setting, tucked well back from the road behind a brick wall and smart electric gates. The block-paved driveway offers parking for multiple vehicles and leads to a detached double garage. To the rear, the generously sized, south-facing garden is a real highlight. It's beautifully landscaped with mature planting, shaped lawns, and two spacious patio areas – perfect for summer BBQs, evening drinks, or simply soaking up the sunshine.

This beautiful home offers modern, energy-efficient living with fully installed solar panels and a powerful battery storage system, allowing you to significantly reduce utility costs and gain energy independence. The solar array not only powers the home sustainably but also stores excess energy for use during the evening or in case of outages, adding both convenience and peace of mind. Ideal for eco-conscious buyers, this house combines comfort, smart energy solutions, and long-term savings in one attractive package.

This is a home that really ticks the boxes – space, style, versatility, and location. Whether you're upsizing, looking for room to grow, or just want a home that balances indoor comfort with outdoor space, this one offers it all – and more.

Agents notes: 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 & double 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 D

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

Our Ref: JGA/09072025

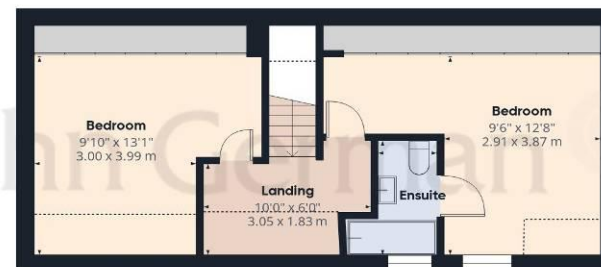
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We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. 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.





Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1996 ft²

185.5 m²

Reduced headroom

72 ft²

6.7 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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.

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



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