

Oak Crescent

Ashby-de-la-Zouch, LE65 1FX

John
German





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£285,000

Offered with NO UPWARD CHAIN, this beautifully presented contemporary home has much to offer, perfect for modern family living. The landscaped rear garden adds to the charm, making this a home not to be missed.

Fabulous Three-Bedroom, Two-Bathroom Semi-Detached Home – No Upward Chain

Beautifully appointed with crisp white interiors and soft grey carpets, this stylish and three-bedroom semi-detached home is offered for sale with no upward chain. The property boasts spacious and contemporary living throughout, including landscaped gardens and a sunny southerly aspect.

Ground Floor: A welcoming entrance hall leads to a useful guest cloakroom and connects to a well-proportioned lounge featuring a front-facing window and staircase to the first floor, complete with feature understairs spotlighting. Double doors lead into a stunning full-width open-plan kitchen/breakfast/dining room, beautifully designed with high-gloss base and wall-mounted contemporary cabinets, gleaming black quartz worktops, and a matching breakfast bar. The kitchen is fully equipped with a ceramic induction hob, extractor hood, built-in oven, integrated fridge/freezer and dishwasher, and plumbing for a washing machine (The current washing machine and tumble dryer are being included in the sale). A feature anthracite radiator and French double doors open onto the rear garden, completing this luxury living space.

First Floor: Upstairs, you'll find three generously sized double bedrooms. The principal bedroom benefits from a private en-suite shower room, featuring a white suite with WC, pedestal wash basin, enclosed tiled shower with mains shower over, and a useful built-in storage cupboard. The family bathroom has been fully refitted with stylish tiling and a white suite comprising a panelled bath, WC, and wash basin. A mains shower over the bath and glass shower screen completes this elegant space.

Exterior: The rear garden is beautifully landscaped, mainly laid to lawn with a patio area -perfect for outdoor entertaining. The sunny southerly aspect ensures natural light throughout the day.

Garage: The property includes a garage with an up-and-over door, lighting, power points, and a personal door leading to the rear garden.

Agents Note: Green space charge payable, currently £264.17 per annum (has been paid until January 2026)

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: Mains 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/28072025

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.

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.







Ground Floor

Approximate total area⁽¹⁾

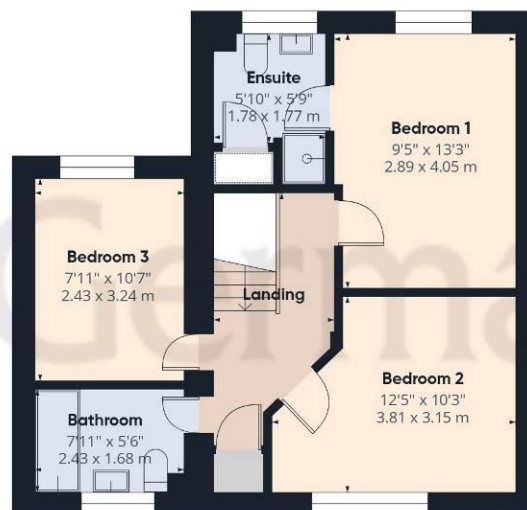
981 ft²

91.2 m²

Reduced headroom

14 ft²

1.3 m²



Floor 1

(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.

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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		90 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



John German

63a Market Street, Ashby-De-La-Zouch, Leicestershire, LE65 1AH

01530 412824

ashbysales@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
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JohnGerman.co.uk Sales and Lettings Agent



