

Gilby Close

Ashby-de-la-Zouch, LE65 1GS



Tucked away in a quiet cul-de-sac, this modern three-bed detached home offers stylish open-plan living, a sunny westerly facing rear garden, and great access to Ashby's amenities and the M42. With no upward chain and the remainder of its NHBC warranty.

£325,000



John German

Set within a peaceful cul-de-sac on the sought-after Miller Homes development, this well presented three-bedroom detached home offers modern, spacious living in a location that combines convenience, privacy, and accessibility. Just a short distance from Ashby-de-la-Zouch's vibrant town centre, and with excellent links to the M42 and wider motorway network, this property is ideal for families and commuters alike. Enjoying the benefit of the remainder of its NHBC warranty, thoughtfully landscaped gardens, and well-planned accommodation across two floors.

A part-glazed composite door opens into a welcoming central hallway, where a staircase rises to the first floor. Immediately to your right is a stylish guest cloakroom, featuring a WC and a contemporary square wash basin with tiled splashbacks. To the right of the hallway lies the spacious open-plan kitchen/diner, stretching the full depth of the property. Dual-aspect windows and French doors to the rear garden flood this area with natural light. The kitchen is fitted with an extensive range of high-gloss white base and wall-mounted cabinets along three walls, complete with integrated appliances including a fridge/freezer, oven, dishwasher, and a five-ring gas hob with stainless steel splashback and extractor hood above. A practical utility room is located just off the kitchen, offering further storage, appliance space, and access to an understairs cupboard ideal for shoes, coats, or general household items. Opposite the kitchen is the elegant lounge, also running the full depth of the property. This comfortable living space features dual-aspect windows, including a wide bay picture window overlooking the front, offering both light and views across the street.

Upstairs, the landing leads to three well-proportioned bedrooms. The master bedroom benefits from its own modern en-suite shower room, fitted with a stylish three-piece suite. Bedrooms two and three are both generously sized, with bedroom three offering the flexibility to serve as a nursery, dressing room, or home office. A well-appointed family bathroom completes the first-floor accommodation, featuring a three-piece suite, contemporary wall tiling, and a chrome ladder-style towel radiator.

The property sits in a pleasant position with a pretty fore garden and a double-length driveway to the side, providing parking for two vehicles and leading to a brick-built single garage. A gated side entrance gives access to the rear garden, which has been thoughtfully landscaped to provide excellent privacy. A walled boundary to one side adds character and seclusion, while an extended patio seating area and lawn wrap around to the rear of the garage. The garden enjoys a sunny orientation, making it perfect for outdoor relaxation and entertaining.

Agents notes: We understand there is a green space management charge of currently £200 per annum.

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 D

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

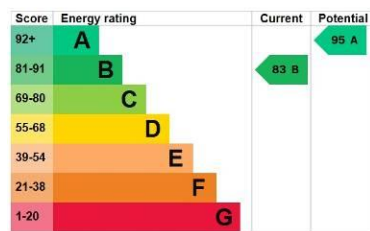
Our Ref: JGA/31072025

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Agents' Notes

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