

Willesley Gardens

Ashby-de-la-Zouch, LE65 2QF

John German





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£385,000

Modern four-bed detached home in a sought-after cul-de-sac near Willesley Primary. Features open-plan kitchen/diner, underfloor heating, EV point, gated parking, timber double garage/workshop, and a sunny private garden with deck. Ideal for family living and entertaining.



Welcome to this beautifully presented four-bedroom detached home, perfectly positioned in a quiet, sought-after cul-de-sac with excellent commuter links, countryside walks just moments away, and within proximity to the ever-popular Willesley Primary School. Designed with modern family life in mind, the property offers generous living space, stylish interiors, and superb external features including a double timber garage/workshop, EV charging point, and parking for several vehicles. With a bright, sociable layout and underfloor heating to the ground floor, this home is the perfect blend of comfort, practicality, and convenience.

Step inside via the front entrance door into a welcoming central hallway, complete with two built-in storage cupboards and a staircase rising to the first floor. On your left is a well appointed guest cloakroom, finished with half-height tiling, a floating wash hand bowl with pillar mixer tap, and a low-level WC. To the right, you'll find a bright and generously proportioned living room, which spans the full width of the property. Two large UPVC double-glazed windows bathe the room in natural light, creating an inviting space for relaxing or entertaining. This room flows seamlessly into the dining area and kitchen beyond.

The real heart of the home is the open-plan kitchen and dining room - a fantastic L-shaped space ideal for families and modern living. The contemporary kitchen features sleek high-gloss grey cabinets, complemented by luxury quartz countertops and a stainless-steel one and a half bowl sink with mixer tap. Appliances include a halogen hob with extractor hood, an eye-level oven and grill, plus space for a dishwasher, washing machine, and fridge freezer. There's ample room for a large dining table and casual seating area, while French doors open directly onto the rear deck - perfect for alfresco dining.

Upstairs, the property offers four good-sized bedrooms, each offering flexibility for growing families, guests, or home working. A well-appointed family bathroom is fully tiled and features a white suite including a panelled bath with shower over, pedestal wash basin, and WC.

To the front, a block-paved driveway provides extensive off-road parking and is complemented by a carport with EV charging point. The driveway continues behind double timber security gates, offering further parking and access to the large detached double timber-framed garage/workshop - fully equipped with twin doors, lighting, power supply, and a personal side door leading to the garden. The rear garden enjoys a sunny southerly aspect and a high degree of privacy, offering the perfect outdoor retreat. A timber decked seating area provides space for relaxing and entertaining, while the remainder of the garden is currently arranged as a productive vegetable patch with gravel pathway to the side - easily returned to lawn if desired.

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

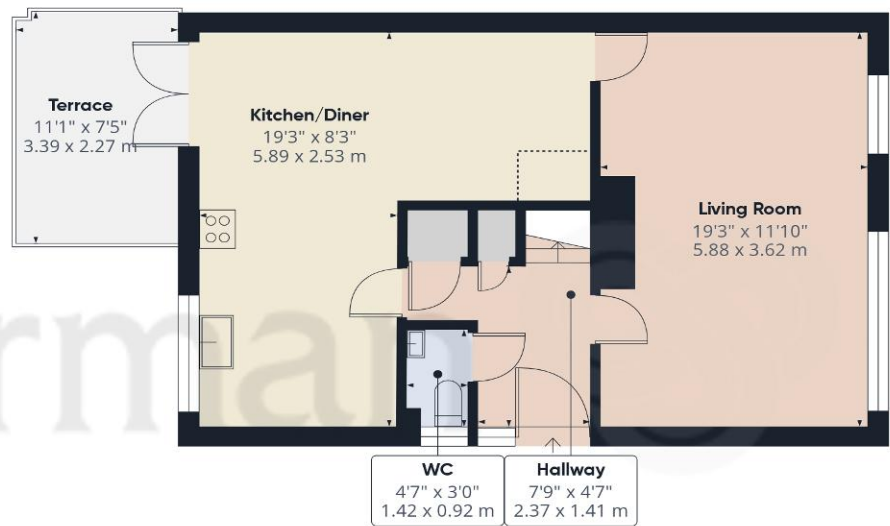
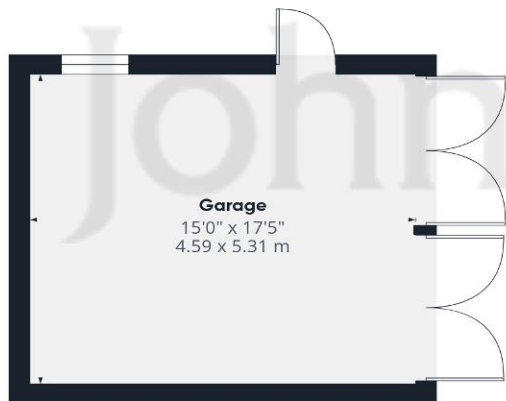
Useful Websites: www.gov.uk/government/organisations/environment-agency

<https://www.gov.uk/check-if-property-is-affected-by-coal-mining>

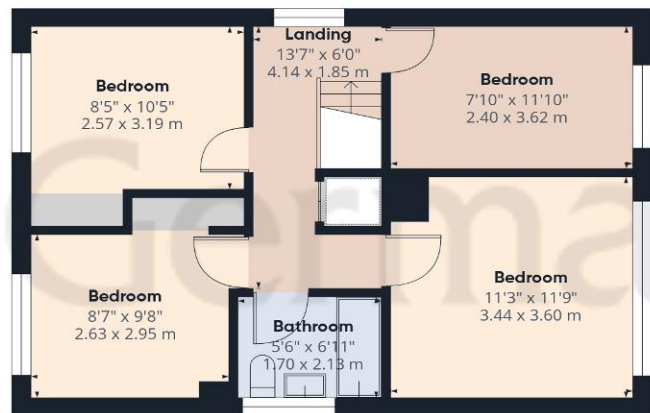
Our Ref: JGA/08082025







Ground Floor



Floor 1

Approximate total area⁽¹⁾

1332 ft²

123.6 m²

Balconies and terraces

82 ft²

7.6 m²

Reduced headroom

7 ft²

0.7 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.

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 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.

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

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