

Thirlmere Gardens

Ashby-de-la-Zouch, LE65 1FN

John
German





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Offers in Excess of £320,000

This beautifully presented home combines style, comfort, and practicality, offering generous living spaces, a superb conservatory, and a luxurious principal suite. With quality finishes throughout, excellent parking, and a landscaped rear garden, it's a perfect choice for modern family living.

Accommodation

A lovely canopy porch sets the tone for this welcoming home, opening into a tiled hallway where you'll find a handy guest cloakroom and direct access into the garage.

To the right, the heart of the home is a beautifully fitted kitchen, designed with an extensive range of contemporary cabinets, sleek black handles, and contrasting countertops. Quality Bosch appliances are seamlessly integrated, including an induction hob, oven, extractor hood, and dishwasher, with space for a washing machine too. A Franke stainless steel sink with a pull-out mixer tap sits beneath the window, while a door leads straight outside – perfect for bringing in shopping or stepping out to enjoy the garden.

The lounge stretches across the full width of the home and feels both stylish and inviting, with a feature panelled wall, a graceful balustraded staircase, and patio doors that flow into the conservatory. The conservatory itself is a wonderful bonus space – light-filled, with wooden floors and French doors to the garden. Whether used as a garden room, playroom, or a peaceful spot to relax with a book, it connects the house beautifully to the outdoors.

Upstairs, the winding staircase leads to a bright landing with oak doors opening to the bedrooms. The principal suite is a standout – complete with a panelled feature wall, fitted wardrobes, and a walk-in dressing room. Once an en-suite, this space could easily be reinstated, but as it is, the room feels like a luxurious boutique hotel retreat. The two further bedrooms are both generous in size and enjoy views over the garden.

The family bathroom has been finished with timeless elegance, offering a roll-top bath with claw-and-ball feet, a glazed shower screen, and a Burlington rainfall shower, vanity wash basin and wc – a space designed for indulgent relaxation.

Outside, the home enjoys extensive off-road parking on a double-width driveway. The integral garage provides useful storage, having previously been adapted with a dividing wall and door to the rear section that could easily be returned to full size if required. To the rear, a timber deck leads to a low-maintenance artificial lawn, creating a private and practical outdoor space for entertaining, play, or simply soaking up the sunshine.

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:** Driveway **Electricity supply:** Mains **Water supply:** Mains

Sewerage: Mains **Heating:** Gas (Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: TBC

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

Our Ref: JGA27082025

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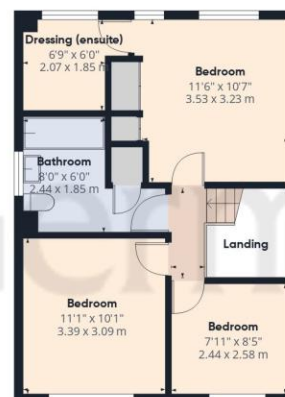
Ground Floor

Approximate total area^m

1077 ft²
100.2 m²

Reduced headroom

5 ft²
0.4 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

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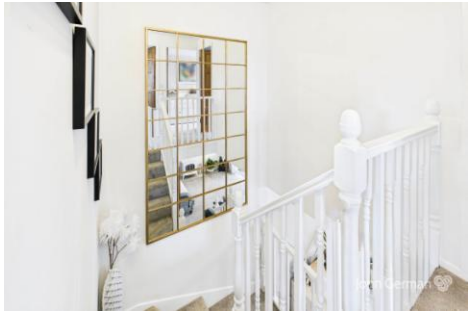
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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