

# Tower Gardens

Ashby-de-la-Zouch, LE65 2GZ

John   
German









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£500,000

This four-bedroom detached family home in Ashby-de-la-Zouch is tucked away in a cul-de-sac close to town. With a lounge opening to the garden, dining room, kitchen/breakfast room, utility, en suite, garage, and scope to extend (STPP), it offers space and great location.



At the end of a quiet cul-de-sac in Tower Gardens, Ashby-de-la-Zouch, sits this attractive detached family home. Its position is ideal – just a short walk from Market Street with its mix of shops, cafés and everyday amenities – yet tucked away enough to enjoy a sense of peace and privacy. There's also plenty of scope here, with the possibility to extend (subject to planning permission), giving you the chance to shape the property to fit your needs. Families will also value the catchment for the highly regarded Hilltop Primary School.

Inside, the hallway sets the tone with a practical downstairs WC and glazed doors that lead through to the main living areas. When fully opened, these doors create a lovely flow throughout the space. The lounge, running the length of the home, enjoys natural light from both front and rear aspects, with patio doors opening directly to the garden. A separate dining room offers flexibility – ideal for family meals, entertaining, or even a home office. The kitchen/breakfast room comes complete with an integrated oven, hob and extractor, space for additional appliances, and a handy adjoining utility room. The property layout offers the possibility to extend the kitchen into the dining room, perfect for those seeking a more open-plan style of living.

Upstairs are four bedrooms, three generous double bedrooms (one with en suite) are complemented by a further single room and a family bathroom with a modern three-piece suite including shower-over-bath mixer tap.

Outside, a sweeping driveway lies to the front providing excellent off road parking alongside access to the double garage. The rear garden is a real highlight – private and enclosed, with a raised patio for outdoor dining, lawned area, and mature planting that gives a sense of character and greenery.

All in all, this is a home that balances location, practicality, and potential – a place ready to move into, but with the scope to grow alongside your family.

**Agents note:** 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 F

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency) [www.nwleics.gov.uk](http://www.nwleics.gov.uk)

**Our Ref:** JGA/21082025

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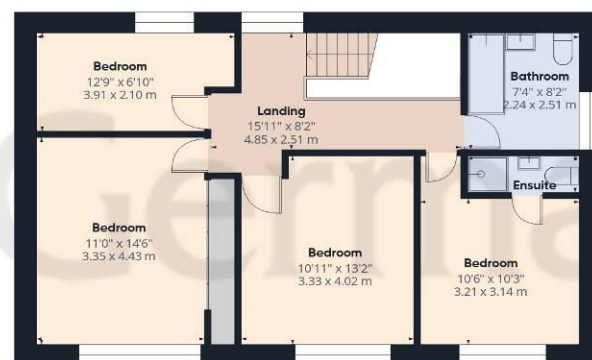


Ground Floor

Approximate total area<sup>(1)</sup>

1694 ft<sup>2</sup>

157.6 m<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

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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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.

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**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		97 A
81-91	B		
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



### John German

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