

Willesley Road

Ashby-de-la-Zouch, LE65 2QA

John 
German





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£825,000

A wonderful mature family residence in a prime Ashby location and enjoying a superb established garden plot of just under half an acre, offering even more potential.

This double fronted residence has a decorative front door surround with original ornamental glazed door, leading directly into a spacious and bright reception hall, having original parquet floor which continues throughout the two front reception rooms, stairs off with original handrail, and a fitted cloaks cupboard below. There is also a cloakroom/WC with wash hand basin and WC. The dining room, as mentioned, has a wonderful parquet floor, plus original glazed cupboards to either side of the chimney recess. Furthermore, there is a separate study, together with an attractive, large lounge, again with parquet floor and a stone fireplace having open hearth and decorative coving to ceiling. Double doors at the rear of the lounge open into a breakfast/garden room/conservatory which has tiled floors and French doors leading out into the garden. This is open plan in nature and runs into the large kitchen which has tiled flooring, a second pair of French doors to the garden and is equipped with a range of base cupboards, drawers and wall cupboards, plus a peninsula unit with glazed cupboards, all surmounted by worktops with an inset stainless steel 1.5 bowl sink with mixer tap and tiled splashbacks, appliance space with plumbing for dishwasher, inset electric hob with extractor canopy over, and eye level Neff double oven and grill. Furthermore, there is an integrated fridge and freezer and decorative worktop lighting. Off the rear of the kitchen, there is a hallway/boot room with tiled floor and access to a walk-in pantry, a door to the front and an internal door leading into the garage. Off this is a utility, with Belfast sink and tiled flooring, plumbing for washing machine, wall mounted gas boiler and uPVC double glazed door to the garden.

On the first floor, there is a very spacious landing with loft access and drop-down ladder. The master bedroom is of a generous size, running from front to rear with dual aspect windows and has an extensive range of fitted furniture comprising wardrobes with high level cupboards, chest of drawers and dressing table. This is served by an en suite facility with double walk-in tiled shower having rain head and glazed screen, fitted units with wash hand basin and WC, together with illuminated mirror over, chrome heated towel rail, tiled walls and flooring. There are three further excellent double bedrooms, all served by the spacious family bathroom, which is equipped with a large corner bath in tiled surround with mixer shower and tap, tiled shower with glazed enclosure, pedestal wash hand basin, WC and tiled flooring.

Outside, the property is set well back within the half acre plot, screened from the front by tall hedging and having a spacious gravelled driveway leading to extensive parking and manoeuvring space, and in turn the double garage, which is equipped with twin up and over doors, power and light. There is a large front lawn together with fruit trees and other mature specimen trees. Ample access is provided either side of the property, leading into the large mature rear garden which has an attractive decking patio with balustrade, being an ideal BBQ space, together with extensive lawns, ornamental borders and specimen trees, attractive stone paved path and raised border area. There is an additional area of woods beyond the garden, concealed by hedging, which provides an ideal children's playground or could be cultivated as a kitchen garden.

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

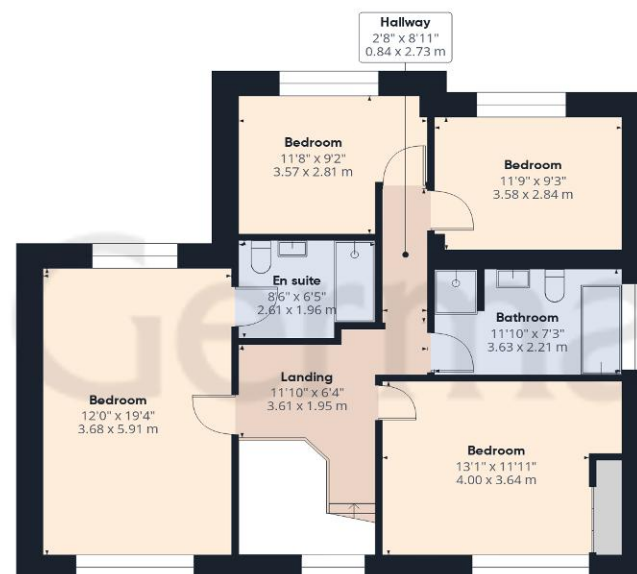
Our Ref: JGA/08092025







Ground Floor



Floor 1

Approximate total area⁽¹⁾

2467 ft²

229.1 m²

(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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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		
69-80	C		74 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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