

Millfield Close

Ashby-de-la-Zouch, LE65 2JS

John
German



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£250,000

This welcoming three-bedroom home offers bright and flexible living spaces, a full-width kitchen diner, and a lovely conservatory opening onto sunny south-facing gardens. With well-proportioned bedrooms, a modern family bathroom, and a garage with extensive drive, it's a home designed for comfortable everyday living in a setting you'll love.

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Beautifully presented and thoughtfully designed, this modern family home offers stylish living spaces, three well-proportioned bedrooms, and a stunning south-facing garden. With a flowing ground floor layout that blends everyday comfort with great entertaining space, and a versatile conservatory opening directly onto landscaped gardens, this is a home that perfectly balances practicality and lifestyle appeal.

Modern Family Home with Stylish Living Spaces

Step through a half-glazed composite door into a bright reception hall, where staircase rises to the first floor. The hallway is finished with practical yet attractive LVT flooring, which flows seamlessly throughout the entire ground floor, tying each living space together.

Ground Floor – Space to Relax & Entertain

To the front of the home, the well-proportioned living room offers a comfortable space to unwind, complete with a handy storage cupboard and a connecting door through to the kitchen.

At the heart of the property lies the impressive kitchen diner, stretching the full width of the home. The kitchen is fitted with a range of classic white shaker-style cabinets, complemented by stylish metro-tiled splashbacks and matching countertops. It comes complete with an induction hob with extractor, built-in oven, space for a fridge freezer and dishwasher, and an inset sink with mixer tap. There's ample space for a family dining table, while double doors open into a UPVC conservatory. This versatile room makes a delightful garden sitting room, with French doors leading straight out onto the patio and gardens.

First Floor – Bedrooms & Bathroom

The landing is naturally bright thanks to a side-facing window, with all rooms leading off.

- Two of the bedrooms are generous doubles, both featuring fitted open wardrobes and shelving, providing excellent storage solutions.
- The third bedroom is a well-sized single, currently used as a home office.

The family bathroom is finished in crisp white, featuring a shower bath with glass screen and mixer shower, a vanity wash basin with storage beneath, WC, and a modern ladder towel radiator.

Outside – A Garden to Enjoy

Step out from the conservatory onto an extensive block-paved patio, perfect for outdoor dining and entertaining. The south-facing garden is mainly laid to lawn, framed by a backdrop of mature trees for a private and tranquil feel.

A personal door gives access to the garage, which is fitted with power, lighting, plumbing for a washing machine, and an up-and-over door to the front. The property sits well back from the road with great parking and front lawned 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. It is common for property Titles to contain Covenants, a copy of the Land Registry title is available to view on request.

Property construction: Traditional

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Fibre

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

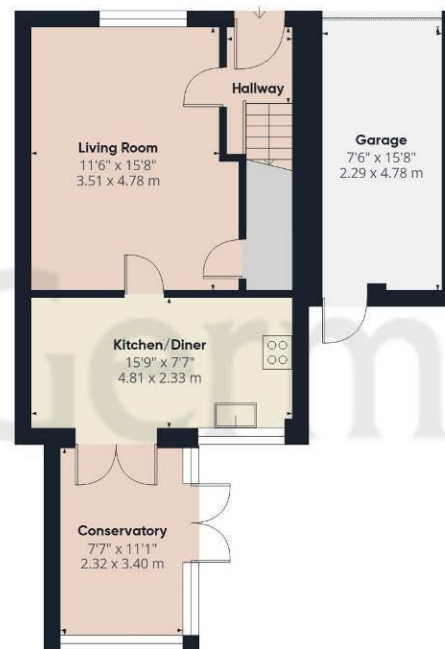
Local Authority/Tax Band: North West Leicestershire District Council / Tax Band B

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

Our Ref: JGA/15092025





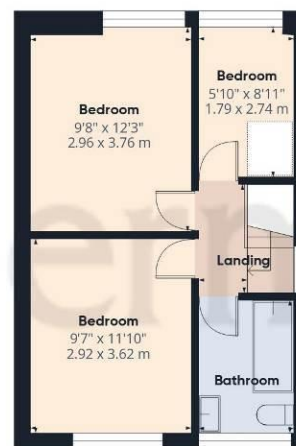


Ground Floor

Approximate total area⁽¹⁾

910 ft²

84.6 m²



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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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.

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.

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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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