

Millfield Close

Ashby-de-la-Zouch, LE65 2JS

John  
German



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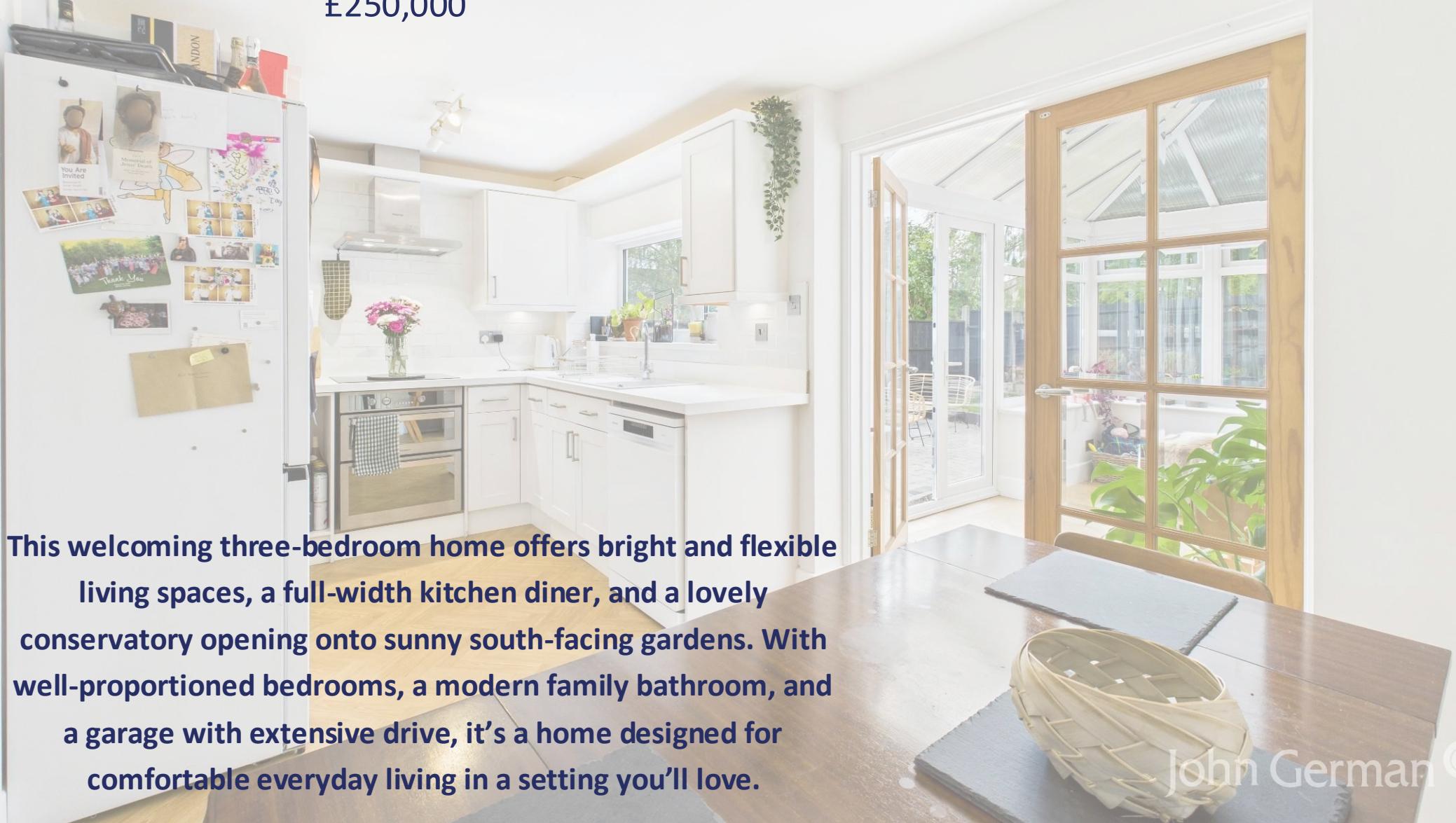


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# Millfield Close

Ashby-de-la-Zouch, LE65 2JS

£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](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/15092025







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

910 ft<sup>2</sup>

84.6 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.

GIRAFFE360



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#### Agents' Notes

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#### Referral Fees

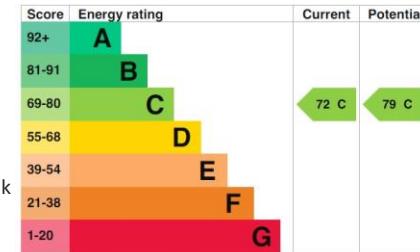
**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**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.



**John German**  
63a Market Street,  
Ashby-De-La-Zouch  
Leicestershire, LE65 1AH  
01530 412824  
ashbysales@johngerman.co.uk



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