

Woodside

Ashby-de-la-Zouch, LE65 2NU

John German





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£359,000

Simply Stunning Extended Link-Detached Home in
a Sought-After Location.



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This beautifully appointed and stylishly extended link-detached home sits proudly on a generous plot with mature, landscaped south-facing rear gardens. One of the standout features is the fabulous garden room extension, boasting a striking lantern roof and twin sets of bi-fold doors that open seamlessly to both sides, creating a perfect indoor-outdoor flow.

Set within one of the area's most popular residential locations, the property is convenient for Hilltop Primary School and a pleasant stroll through the Ashby allotments take you straight into town via Trinity Close.

You are welcomed into a spacious reception hallway with elegant oak flooring, with dado rail, and coved ceilings. Directly ahead lies the contemporary high-gloss kitchen, fitted with curved cabinetry, contrasting oak worktops, and tiled splashbacks. There's space for a gas cooker, and integrated appliances include a dishwasher and fridge. Tiled flooring completes this bright and functional space. Adjacent to the kitchen is a practical utility room with space for a washing machine, a double-glazed rear window, and door access to the gardens. Part of the garage has been converted to create a ground-floor cloakroom with WC, wash basin, and tiled flooring. The remaining section of the garage provides excellent storage, with an up-and-over door, lighting, and power. There is further great potential to convert this area into a family living space (subject to regulations). To the right of the hallway sits a beautifully proportioned living room, featuring a wide walk-in box bay window, coved ceiling, and feature fireplace as the focal point. The lounge flows effortlessly into the dining area, which in turn leads into the garden room extension - a stunning light-filled space with underfloor heating, lantern roof and bi-fold doors opening out to the superb gardens.

Upstairs, the principal bedroom is generously sized, easily accommodating large furnishings, and enjoys excellent natural light through a wide uPVC double-glazed window. Bedroom two, to the rear, includes fitted wardrobes, chest of drawers, and overhead storage, with lovely views over the south-facing gardens. Bedroom three has been cleverly enlarged to maximise floor space, featuring a built-in cabin bed with under-bed storage, radiator, and coved ceiling. The family bathroom is beautifully appointed with a sliding pocket door, a modern white suite, panelled bath with telephone-style shower mixer tap, floating wash hand basin, WC, and an oversized walk-in glazed shower with rainfall head. A ladder radiator and full-height wall tiling complete this luxurious space.

A new combi boiler was installed in 2024.

Outside, the property has excellent off-road parking and access to garage/store (12'9 x 7'9). The rear gardens offer exceptional privacy and have been expertly landscaped with a variety of mature shrubs and plants. A large patio area provides the perfect setting to enjoy the southerly aspect and relax in this beautiful outdoor retreat.

Agents note: It is common for property Titles to contain Covenants, a copy of the Land Registry title is available to view on request.

Buyers should be aware that the old Ivanhoe rail line is located to the rear of the 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:** Driveway **Electricity supply:** Mains **Water supply:** Mains

Sewerage: Mains **Heating:** Mains 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: JGA28102025

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.







Ground Floor

Approximate total area^m

1182 ft²

109.8 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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Agents' Notes

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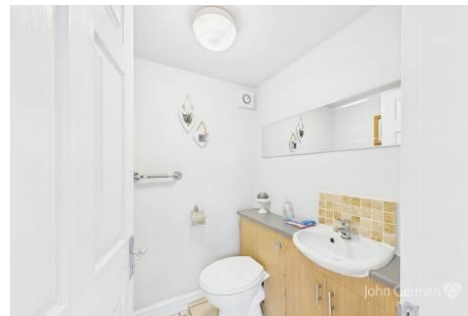
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



John German

63a Market Street, Ashby-De-La-Zouch, Leicestershire, LE65 1AH

01530 412824

ashbysales@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
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