

Highfields Close

Ashby-de-la-Zouch, LE65 2FN

John German





Highfields Close

Ashby-de-la-Zouch, LE65 2FN

Price range £400,000 - £425,000

Rarely available on Highfield Close, this well-loved family home has been in the same ownership since new and enjoys a generous plot with exciting potential. With room to create an open-plan kitchen living space, excellent parking including gated rear access, and a lovely garden, it is a home that offers both comfort and opportunity.



Homes on Highfield Close rarely come to the market, and this much-loved family home is no exception, having had just one careful owner from new. Already extended, the property sits on a generous plot and offers excellent further potential. In particular, the position of the kitchen and dining room lends itself perfectly to being opened up and enlarged to create a superb modern open-plan living, dining and kitchen space. One of the property's standout features is its exceptional parking provision, with off-road parking to the front and the added benefit of double gated access to the rear, providing secure parking ideal for a caravan or motorhome. The upper section of the garden also offers scope for the construction of an alternative garage and/or studio, subject to the usual planning permissions. Early viewing is strongly recommended to fully appreciate the property's lovely position and beautifully sized garden plot.

Set well back from the road behind a mature fore garden with lawn, trees and shrubs, the property is approached via a driveway providing off-road parking and access to the single integral garage. Steps lead up to a sheltered canopy porch with a composite entrance door and flanking picture windows, opening into a welcoming through reception hallway with stairs rising to the first floor. To the right is the principal living room, enjoying dual-aspect windows that provide plenty of natural light. Straight ahead from the hallway is the kitchen, fitted with base and wall mounted units wrapping around three sides of the room and incorporating a range of integrated appliances. Adjoining the kitchen is the dining room, which enjoys attractive views across the rear garden and, as previously mentioned, offers excellent potential to be incorporated into a substantially sized open-plan living space.

Off the kitchen to the left is a useful walk-in pantry with shelving and a side window. A rear entrance hallway provides access to the garden via a composite door and leads to a ground floor WC.

To the first floor, the accommodation comprises four well-proportioned bedrooms, along with an additional small single room ideal for use as a home office or study. The family bathroom is fitted with a white suite including a panelled bath and pedestal wash hand basin, with a separate WC adjacent. In addition, there is a modern shower room featuring full-height tiling, a vanity wash hand basin and walk-in shower cubicle with mains shower. There is also excellent potential to create a master bedroom with en-suite, subject to the relevant building regulations. The loft space is partially boarded.

Outside, the rear garden is a truly special feature, offering mature green outlook. Along lawn is complemented by a pathway running alongside well-stocked borders, a stone patio area, garden shed, and double timber gates leading to the upper parking area. A side gate provides access back to the front of the property and the single garage, which benefits from power and lighting.

This is a rare opportunity to purchase a family-sized home on a wonderful garden plot; something seldom found in modern developments.

Agents note: The property is not registered with the Land registry and will require a first registration on sale, for which most solicitors will make an additional charge.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Gas central heating and uPVC double glazed windows. Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

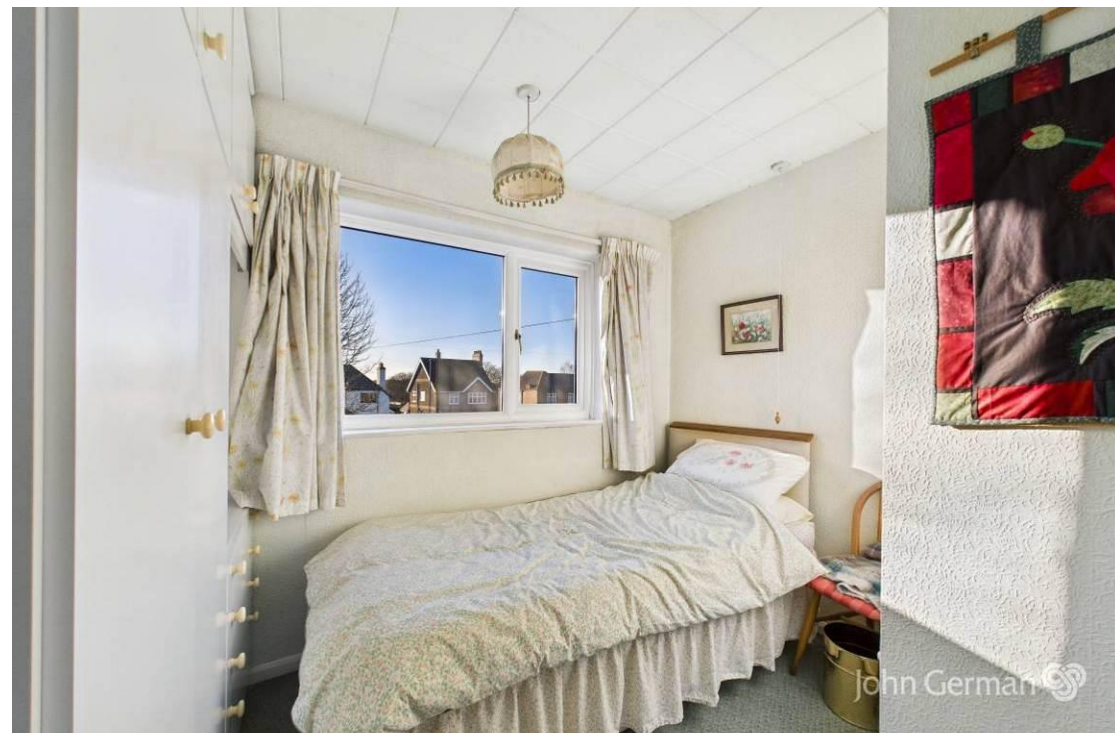
Useful Websites: www.gov.uk/government/organisations/environment-agency

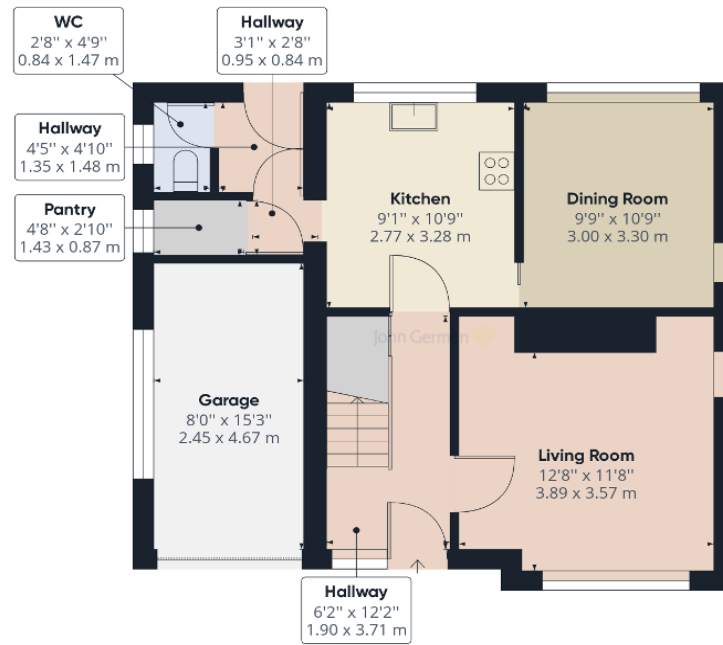
www.nwleics.gov.uk

Our Ref: JGA/12052023

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





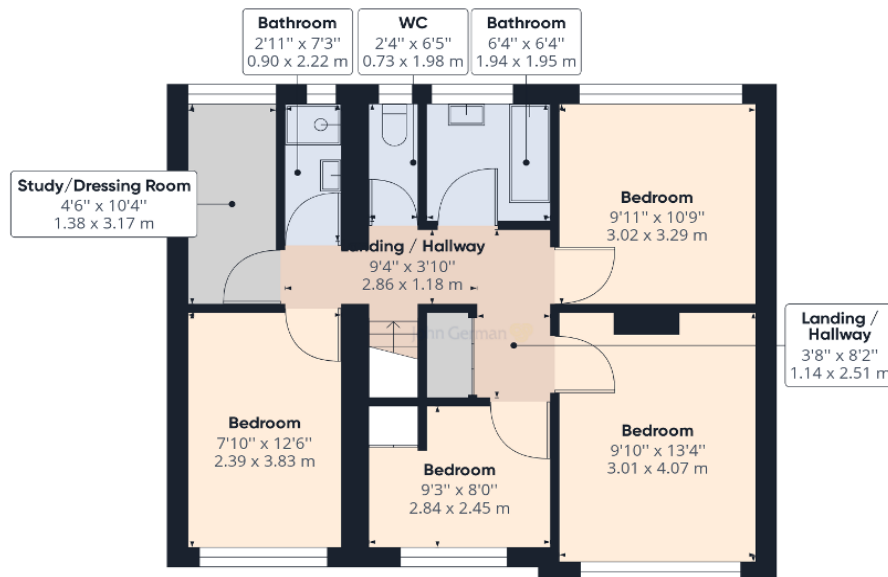


Ground Floor

Approximate total area⁽¹⁾

1250.47 ft²

116.17 m²



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



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.

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.

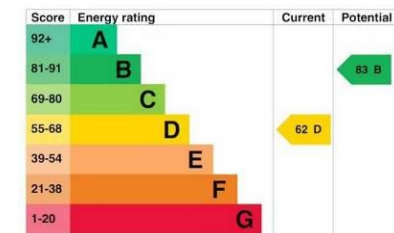
We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary 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.

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

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent



