Willesley Gardens

Ashby-de-la-Zouch, LE65 2QE

John German

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Ashby-de-la-Zouch, LE65 2QE

£495,000

NO CHAIN

Beautifully refurbished home, ready to move straight into. Featuring a superb open-plan kitchen, dining and living space, two stylish new bathrooms and an abundance of natural light. Set at the end of a quiet close with extensive parking, secure carport and private woodland-backed garden with direct access to scenic trails.

Clean, crisp and contemporary, this beautifully refurbished home is bright, stylish and ready to move straight into. From the moment you step inside, there is a wonderful sense of light and space, with a considered palette and modern finishes throughout.

The front door opens into a stunning reception hallway, where a clear glazed lantern roof floods the space with natural light.

Porcelain tiled flooring continues through the entrance hall and into the adjoining guest cloakroom, which is fully tiled and fitted with a contemporary WC, vanity wash hand basin with mixer tap, illuminated mirror and tall heated radiator.

The principal living room is a lovely-sized space, with a wide picture window flooding the room with light - a theme that continues throughout the home. Double half-glazed doors open through into the impressive open-plan living, dining and kitchen space, creating a wonderfully sociable heart to the house.

The newly fitted kitchen is finished in a sophisticated dark anthracite grey, with cabinetry arranged around three sides and complemented by matching worktops and upstands. Integrated appliances include an electric oven, microwave, American-style fridge freezer, dishwasher and washer/dryer. There is ample room for a dining table and comfortable seating, while dual-aspect windows overlook the gardens and French doors open directly outside, creating a seamless connection for summer entertaining and relaxed family life.

A winding staircase rises via a half landing, where a further picture window draws in yet more natural light, before continuing to the first floor. Here, four well-proportioned bedrooms are arranged around the landing.

The family bathroom has also been newly fitted and provides a stylish contemporary suite, including a bath with glazed screen and electric shower over, vanity unit with wash hand basin and a heated, illuminated Bluetooth mirror. There is also a WC and a separate corner quadrant shower enclosure, fitted with both rainfall and handheld shower fittings.

The principal bedroom enjoys a lovely outlook across the gardens, with woods and countryside beyond. The brand-new en suite shower room is finished to an excellent contemporary standard, with an oversized glazed shower enclosure incorporating both rainfall and handheld shower fittings. Fully tiled walls and floor continue seamlessly through the space, with a recessed display shelf providing useful storage within the shower area. A contemporary vanity unit provides further storage beneath the wash hand basin, complemented by pillar mixer tap and illuminated Bluetooth mirror. There is also a WC, extractor fan and chrome ladder-style heated towel radiator, completing this beautifully appointed private suite.

Outside

The property is positioned at the end of the close, with an extensive driveway providing excellent off-road parking. This is further enhanced by an electric roller entrance door, opening into a covered carport and providing secure and sheltered parking.

The spacious rear garden enjoys a private, unoverlooked aspect, with a woodland backdrop and gated access to the brook and footpath beyond, leading towards Hicks Lodge and a network of scenic trails. An ideal setting for dog owners, nature lovers and children to enjoy adventures in the surrounding woodland.

Agents notes: It is common for property Titles to contain Covenants; a copy of the Land Registry Title is available to view on request.

Some images within this brochure have been digitally enhanced or generated using AI technology to help illustrate the property with furniture. While every effort has been made to ensure accuracy, these images may not represent the exact appearance of the property and should be used for illustrative purposes only.

It is quite common for some properties to have a Ring doorbell and internal recording devices.

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

Property construction: Standard **Parking**: Driveway & carport

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 E

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

Our Ref: JGA/22092026

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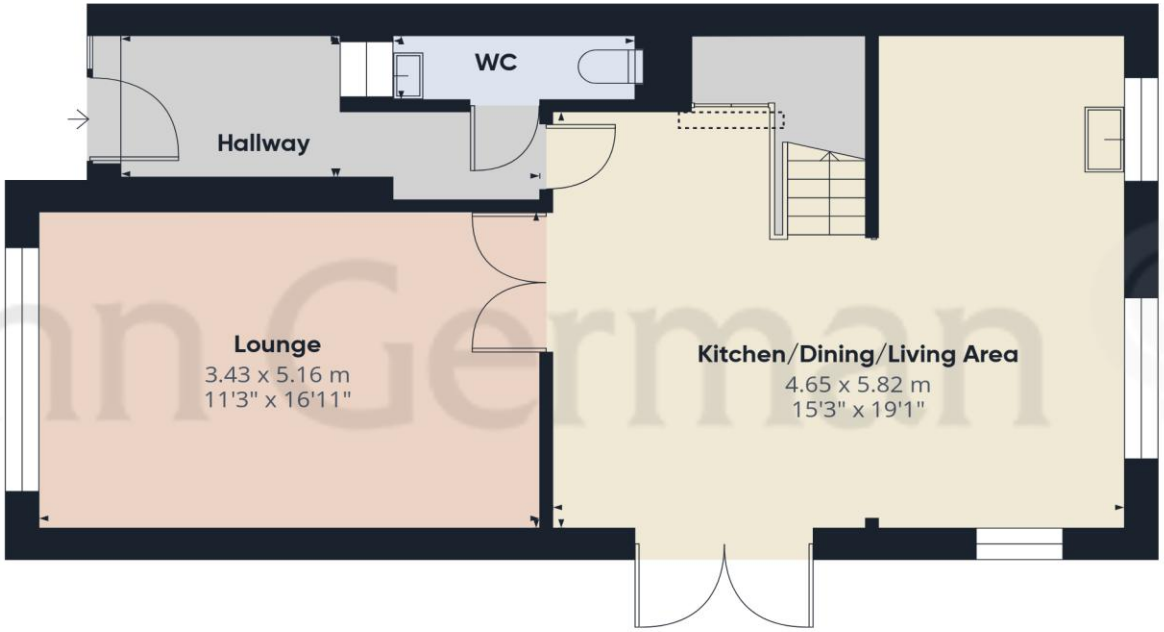
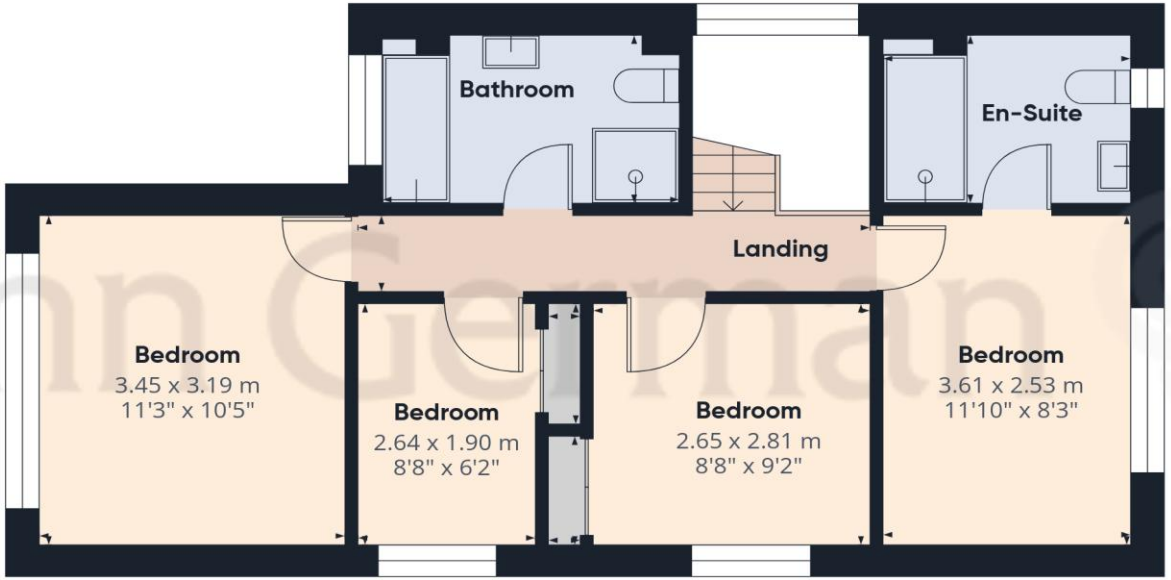


Ground Floor



Floor 1

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Approximate total area(1)

106.9 m²

1150 ft²

Reduced headroom

0.2 m²

2 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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

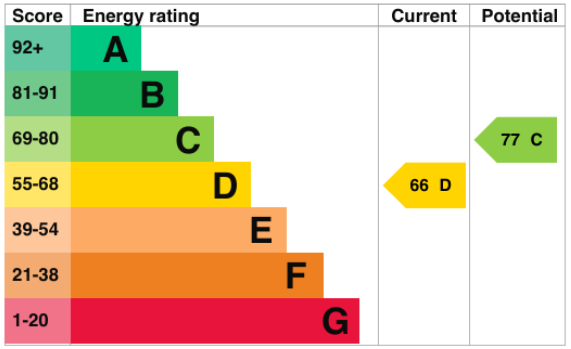
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. 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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