

Knights Close

Ashby-de-la-Zouch, LE65 2JQ



A well-presented and well-proportioned detached bungalow offering versatile single storey living in a peaceful yet highly convenient location. The property provides lounge/dining room, conservatory, fitted kitchen, shower room, three bedrooms, attractive private gardens with a westerly aspect, and ample parking with a garage and utility room — perfect for those seeking an easy-to-maintain home with scope to personalise.

Offers over £280,000

John German 

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This well-proportioned bungalow offers comfortable single-storey living with plenty of opportunity to personalise. Set in a quiet yet convenient location within walking distance of Castle Medical Surgery, the Olive Branch Café, the Co-op supermarket and The Beeches pub, the property combines practicality with ease of access to local amenities.

An extensive block-paved driveway provides off-road parking for several vehicles, with ornamental metal gates opening to further parking and a single garage beyond. The entrance porch, fitted with UPVC double-glazed double doors, leads into a central reception hallway with wood effect flooring and access to all principal rooms. To the rear, a bright open-plan lounge and dining area features ceiling coving, a feature fireplace with marble effect hearth and living flame gas fire, and French doors opening into a well-proportioned conservatory which enjoys lovely views over the garden.

The kitchen is fitted with a range of high-gloss wall and base cabinets complemented by marble-effect worktops, an inset sink with mixer tap, integrated electric hob and oven, and a fridge-freezer.

There are three bedrooms, two doubles and an excellent single and a modern family bathroom finished in white, with a quadrant shower enclosure and electric shower, a run of vanity units providing valuable storage, with inset basin and wc and full-height tiling to the walls.

Outside, the private westerly-facing gardens wrap around the property, offering a great degree of privacy with mature trees, planted borders, a paved patio terrace, and a greenhouse area to the side. The single garage benefits from lighting, power points and a UPVC glazed personal door to the rear garden, while behind the garage a useful external utility room provides plumbing for a washing machine and additional storage.

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

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: Drive & garage

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 C

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

Our Ref: JGA/30102025

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 of 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.







| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 86 B |
| 69-80 | C | | |
| 55-68 | D | 68 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



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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

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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.

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Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

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