

Trinity Close

Ashby-de-la-Zouch, LE65 2GS

John 
German





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£435,000

Extended, versatile home in a prime Ashby location. Featuring stunning open-plan living, landscaped south-facing terrace, three/four bedrooms, en-suite, Jack and Jill bathroom and beautiful rear garden with stream, decking and garden room. Walking distance to town centre.



Situated in one of Ashby-de-la-Zouch's most desirable residential settings, this beautifully extended and individual home offers a rare blend of tranquillity and convenience, just moments from the vibrant town centre.

Thoughtfully designed throughout, the property boasts versatile living space, a stunning open-plan layout ideal for modern family life, and beautifully landscaped gardens to both front and rear, creating a truly exceptional home for entertaining and everyday living.

To the front, a resin driveway provides off-road parking, with steps leading to a beautifully landscaped, south-facing terrace garden. Thoughtfully designed with mature planting for screening, this private space features a calming water feature and offers an ideal setting for outdoor dining and relaxation.

French doors open into an extended reception hallway, where stairs rise to the first floor. To the right is a guest cloakroom, while to the left a versatile room offers flexible use as a study, fourth bedroom or family room, complete with dual aspect windows and extensive built-in storage.

The true heart of the home is the stunning, extended open-plan living space, designed with both family life and entertaining in mind. A spacious living room flows into a dining area with French doors opening onto the front terrace, the living room flows into a further family room where French doors lead you to the rear gardens, creating a wonderfully sociable layout. The family breakfast kitchen is a bright and airy space, enhanced by a vaulted ceiling and twin skylights that flood the room with natural light. A range of wall and base units with complementary work surfaces incorporates a four-ring gas hob with extractor, eye-level oven and grill, plus space for appliances. A fitted breakfast bar provides seating, while a full-height picture window and glazed door offer lovely views and access to the garden. A useful pantry cupboard adds further practicality.

A separate utility area runs along the side of the property, providing additional storage, space for laundry appliances, and access to the rear garden, along with an internal storage cupboard.

Upstairs, a feature landing with glazed balustrade leads to three bedrooms. The principal bedroom benefits from a contemporary en-suite shower room, unusual but welcome addition for a property of this age, fitted with full-height tiling, a large shower enclosure, concealed cistern WC and vanity unit. This room also enjoys elevated views towards the town and glimpses of surrounding countryside on the horizon.

Bedroom two is a further double room overlooking the rear garden, with built-in wardrobes and access to a Jack-and-Jill shower room, also accessed from the landing. This is fitted with a large corner shower, vanity storage and WC. Bedroom three is currently utilised as a dressing room with fitted wardrobes but can easily be reinstated as a generous third bedroom.

The rear garden is a true highlight, beautifully landscaped to create a private and tranquil outdoor retreat. Featuring a charming stream and waterfall, paved patio, timber decked seating areas and an upper terrace, the garden also includes a superb timber garden building positioned to enjoy the evening sun. Surrounded by mature planting, this space is ideal for entertaining and alfresco dining.

Please Note: We have been advised that a small strip of land to the front of the driveway is not included within the property ownership. The current sellers have indemnity insurance in place and will provide equivalent cover for the purchaser. All interested parties are advised to seek independent legal advice.

Tenure: Leasehold. Lease commenced 12.5.1967 for 999 years – 940 years currently remaining. Peppercorn rent of circa £1.05 per annum. (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

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 D

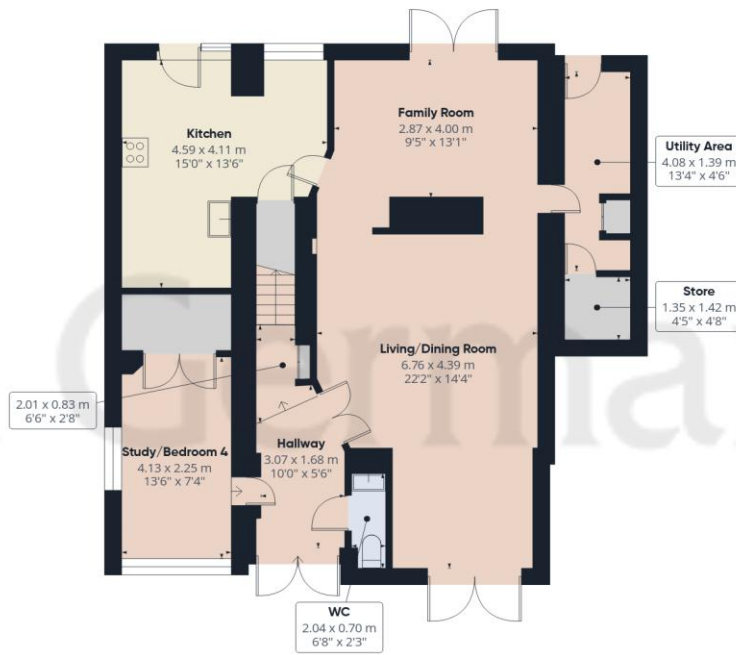
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/27042026

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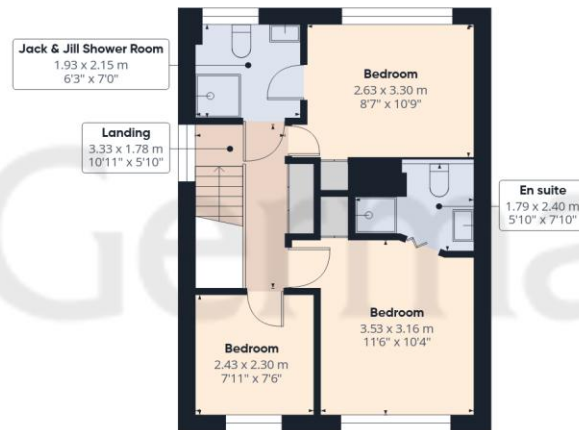


Ground Floor

Approximate total area⁽¹⁾

123.8 m²

1331 ft²



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

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.

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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