

# Thirlmere Gardens

Ashby-de-la-Zouch, LE65 1FN

John  
German









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£420,000

Fabulous four-bedroom family home on a generous corner plot, featuring a welcoming living room with log burner, stylish open-plan breakfast kitchen with seating area, dining room, and two beautifully refitted bathrooms. Ideal for modern family life and entertaining.

John German 

## A Beautifully Presented Four Bedroom Family Home on a Generous Corner Plot

This impressive four-bedroom home offers spacious and versatile living ideal for modern family life. Situated on a generous corner plot with wrap-around gardens, the property features an open-plan breakfast with dining room adjacent, lounge with log burner, a larger-than-average utility room along with four great sized bedrooms and two stylishly refitted bathrooms. With bright, welcoming interiors and a private rear garden perfect for entertaining, this is a must-see home that combines comfort, practicality, and charm.

### Living Spaces

Upon entering the home you will be greeted by the through reception hallway with its excellent cloakroom area and guest's WC to your right. The inviting living room exudes warmth and charm, featuring a walk-in bay window that floods the space with natural light and a central feature fireplace with inset log burning stove. Glazed double doors seamlessly connect the living room with the dining room, which overlooks the garden and features laminate flooring and French doors leading out to a paved patio. The heart of the home is the open plan breakfast kitchen, thoughtfully designed with ample storage, an integrated induction hob, oven, and extractor hood, while the adjacent casual seating area makes it perfect for relaxed family life.

### Utility & Garage

A larger than average utility room offers further storage and appliance space, including room for a washing machine, tumble dryer, and American-style fridge freezer. A glazed door leads to the garden, creating a practical entrance for pets and children. Useful internal door accesses the integral garage.

### First Floor

Upstairs, you'll find four bedrooms, three of which feature built-in or fitted wardrobes. The generous master bedroom boasts a beautifully refitted en suite shower room with an oversized shower enclosure, half-height tiling, vanity unit with storage, and WC. The contemporary family bathroom is equally impressive, finished in stylish grey tiling and featuring a shaped bath with shower and screen, WC, high-gloss vanity unit, and a skylight that bathes the room in natural light. A ladder-style towel radiator completes the space.

### Outdoor Space

The rear garden is a superb extension of the living space, ideal for family gatherings and outdoor entertaining. It features a large lawn, a full-width patio, and a lower decked terrace offering a more secluded seating area. A high brick wall provides privacy along one side, and there is also a timber shed and gated side access.

**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:** Traditional

**Parking:** Drive

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** Fibre

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](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/06062025









Ground Floor

**Approximate total area<sup>(1)</sup>**

1499.93 ft<sup>2</sup>

139.35 m<sup>2</sup>

**Reduced headroom**

35.49 ft<sup>2</sup>

3.30 m<sup>2</sup>

(1) Excluding balconies and terraces

 Reduced headroom  
(below 1.5m/4.92ft)

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



Floor 1





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#### 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.

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#### John German

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

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