

Dairy Lane

Ashby-de-la-Zouch, LE65 2AW



Modern four-bedroom detached family home built by Crest Homes with the remainder of the NHBC warranty. Having a spacious open-plan living dining kitchen, lounge with bay window, en suite, garage, ample parking and a private rear garden.



Offers In Region Of £400,000

John German

A beautifully presented four-bedroom detached family home, built by Crest Homes to a contemporary design and benefiting from the remainder of its NHBC warranty. Offering thoughtfully designed accommodation, this attractive home combines modern styling with practical family living.

Stepping inside, a welcoming central reception hall provides access to a stylish guest cloakroom and the principal reception rooms. To the front, the well-proportioned lounge is filled with natural light from a striking walk-in bay window, creating a comfortable retreat.

Spanning the full width of the rear of the property is the impressive open-plan living, dining and kitchen space – undoubtedly the heart of the home. Designed with modern family life in mind, the room seamlessly combines cooking, dining and relaxing areas. The contemporary kitchen is fitted with an excellent range of grey base and wall units and incorporates integrated appliances including a gas hob, oven and grill, fridge freezer and dishwasher. There is ample space for a generous dining table alongside a comfortable seating area, with French doors opening directly onto the rear garden.

The first floor offers four well-proportioned bedrooms together with a modern family bathroom. The principal bedroom benefits from fitted wardrobes and a stylish ensuite shower room with an oversized tiled shower enclosure, WC and free floating wash hand basin plus a heated towel radiator. The family bathroom is equally well appointed, featuring a bath with shower over, WC, free floating wash hand basin and heated towel radiator.

Outside, the property enjoys a generous driveway providing ample off-road parking with the benefit of an electric car charger and access to the single garage. Gated side access leads to the enclosed rear garden, which features a paved patio ideal for outdoor entertaining and a generous lawn. The thoughtful orientation of the surrounding homes provides an excellent degree of privacy, something rarely found on many modern developments.

Agent's Note: The sellers advise that when they purchased the property they were informed there may be a future maintenance charge relating to communal green spaces on the development. However, no such charge has been implemented to date. Prospective purchasers are advised to seek confirmation through their legal representative.

Some of the measurements are maximum dimensions, having been taken into recesses. If you would like further clarification on any room dimensions please contact the office.

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: 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

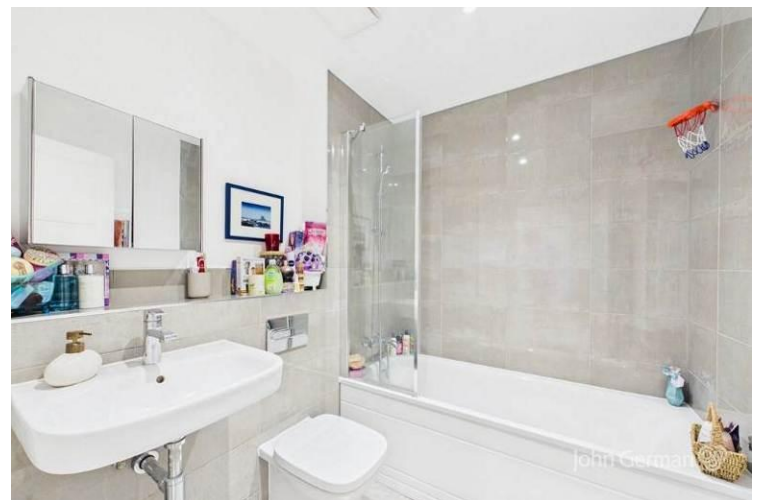
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/06082026

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Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents' Notes

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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.

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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