

Kente Court

Ashby-de-la-Zouch, LE65 1GB

John
German





John German



Kente Court

Ashby-de-la-Zouch, LE65 1GB

£450,000



Simply stunning four-bedroom family home in an exclusive courtyard of just five properties. Show-home finish throughout, open-plan living, conservatory, private wrap-around gardens with south-westerly aspect and a unique Arctic cabin bar.

John German

This is a gorgeous family residence beautifully and stylishly appointed throughout. Tucked away within a discreet courtyard development of just five homes, this exceptional property occupies an enviable corner plot with wrap-around rear gardens, offering excellent privacy and a desirable southerly-facing aspect. The gardens are laid mainly to lawn and feature a large conservatory, along with a fabulous luxury "Hobbit" Arctic cabin garden room and bar-ideal for entertaining or relaxing year-round.

The accommodation comprises four well-proportioned bedrooms, including a principal bedroom with en-suite shower room. A modern family bathroom with separate shower completes the first floor. On the ground floor, the home offers superbly flexible living space, including an open-plan kitchen, dining and living area with conservatory off, a spacious through lounge, utility room, and a ground-floor WC.

Welcome – a home where style and attention to detail are evident from the moment you enter. The porcelain polished tile floor draws your eye along the wide hallway and through to the open-plan living, dining, and kitchen area with conservatory beyond. To your right, a useful coat cupboard provides practical storage, while to your left, a guest cloakroom offers convenience for visitors.

Before reaching the kitchen, step into the bay-fronted through lounge – a stylish and serene reception room with a striking fireplace as its focal point. French doors open onto the conservatory, while a second door leads seamlessly back into the kitchen, creating a natural flow between the spaces. The kitchen is beautifully appointed, featuring an array of cabinetry across three sides, complemented by sleek countertops and an inset porcelain sink with mixer tap. Integrated appliances include a modern induction hob with stainless steel splashback and extractor hood, alongside a fridge-freezer and dishwasher. The polished porcelain tiled floor gleams under the halogen downlights, and there is ample space for a breakfast table and seating area. The kitchen opens effortlessly into the glass-roofed conservatory, which enjoys delightful views over the gardens and provides a versatile additional reception space, flooded with natural light and ideal for relaxing or entertaining.

Stairs rise to the first-floor landing, off which are arranged four well-proportioned bedrooms, three of which benefit from built-in wardrobes, together with a contemporary family bathroom. The family bathroom is finished with a white suite comprising a panelled bath with mixer tap, WC and pedestal wash hand basin, complemented by a separate, fully tiled shower enclosure with mains shower over.

The principal bedroom enjoys attractive views across the rear gardens and features fitted wardrobes with inset mirrored doors spanning one wall. This impressive room also benefits from a private en-suite shower room, fitted with a pedestal wash hand basin, WC, ladder-style heated towel rail, and an oversized, fully tiled shower enclosure with mains shower over.

Outside, a driveway provides ample off-road parking and access to the garage. Gated side access leads to the wonderful rear gardens, which feature generous lawned areas and a paved patio, ideal for outdoor dining and entertaining. The gardens enjoy excellent privacy and a desirable south-westerly aspect, making the most of the sun throughout the day. A real highlight is the outstanding Arctic cabin garden room, reminiscent of a Hobbit house, complete with built-in bench seating, a central firepit/BBQ, and a bar extension-creating a truly unique and atmospheric space for socialising year-round.

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

Please note: Shared private drive in a courtyard setting. It is common for property Titles to contain Covenants, a copy of the Land Registry title is available to view on request.

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: Mains 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/29012026

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 / 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.





John German





John German





Approximate total area⁽¹⁾

1459 ft²

135.5 m²

Reduced headroom

1 ft²

0.1 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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.

John German

63a Market Street, Ashby-De-La-Zouch,
Leicestershire, LE65 1AH

AWAITING EPC MEDIA

01530 412824

ashbysales@johngerman.co.uk



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

JohnGerman.co.uk Sales and Lettings Agent

