

# Burton Road

Ashby-de-la-Zouch, LE65 2LP

John   
German






# Burton Road

Ashby-de-la-Zouch, LE65 2LP

£625,000



An exceptional four-bedroom detached family home, comprehensively refurbished and thoughtfully extended to an outstanding standard, offering stylish, turnkey living in a highly sought-after non-estate location. Featuring a stunning open-plan kitchen, high-spec finishes throughout, and beautifully landscaped gardens, this home perfectly balances contemporary design with practical family living.

An exceptional four-bedroom detached family home, comprehensively refurbished and thoughtfully extended to an outstanding standard, offering stylish, turnkey living in a highly sought-after non-estate location. Featuring a stunning open-plan kitchen, high-spec finishes throughout, and beautifully landscaped gardens, this home perfectly balances contemporary design with practical family living.

Beyond its attractive kerbside appeal, with neatly landscaped front gardens and a generous private driveway, this home presents a sleek rendered façade that sets a striking first impression.

A composite front door opens into a bright and airy porch, which seamlessly flows into a generous central reception hallway. This welcoming space features a staircase leading to the first floor with the added benefit of an internal door providing direct access into the integral garage. Underfloor heating runs throughout the ground floor. Leading from the hallway, a re-fitted guest cloakroom showcases contemporary design with a stylish wash hand basin, pillar mixer tap and WC.

Double-glazed oak doors then dramatically reveal the true heart of the home: a spectacular open-plan kitchen, dining, and family space that is the epitome of modern living. Bathed in an abundance of natural light from twin skylights, twin sets of bi-fold doors, and a striking glazed gable window that captures the warm glow of the setting sun, this space creates an effortless indoor-outdoor connection - perfect for summer entertaining that blurs the boundaries between house and garden.

The kitchen is a masterclass in considered design: timeless shaker-style cabinetry with chrome handles and elegant off-white quartz countertops, anchored by a generous central island with matching quartz worktop and seating for four. Premium appliances include a five-ring induction hob with extractor, eye-level double ovens, integrated fridge freezer, dishwasher, and an abundance of intelligent storage. Ample room remains for a large dining table seating eight beneath the impressive vaulted ceiling. A utility room completes the picture.

Adjacent sits a versatile front-to-back through lounge, featuring a front bow window and tall picture windows that frame views over the garden. The focal point is a log-burning stove set within a raised hearth and oak beam mantel - ideal for cosy evenings. Tucked away is a useful study/snug, perfect for home working or quiet retreat.

This layout delivers a fluid, contemporary open-plan experience, beautifully suited to both family life and effortless entertaining.

Upstairs, the sense of space and quality continues with four generously proportioned double bedrooms. The impressive primary bedroom benefits from a beautifully appointed en-suite shower room, while a contemporary family bathroom with a sleek three-piece suite serves the remaining bedrooms.

## Outside

The rear garden provides a wonderful extension of the home's living space. Directly accessible via the bi-fold doors from the kitchen/diner, it features a modern patio ideal for al fresco dining, a well-maintained lawn bordered by timber sleepers, and attractive mature flowerbeds. The garden is fully enclosed by recently replaced fencing, ensuring privacy and peace of mind. Gated side access leads you back around to the front elevation.

**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

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

[www.nwleics.gov.uk](http://www.nwleics.gov.uk)

**Our Ref:** JGA/16042026

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.





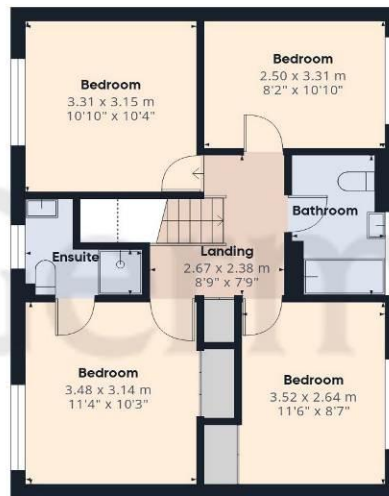








Ground Floor



Floor 1



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

140.5 m<sup>2</sup>

1511 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

----- Below 1.5 m/5 ft

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



John German

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

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



