

Goose Pen Lane

Ashby-de-la-Zouch, LE65 2WE



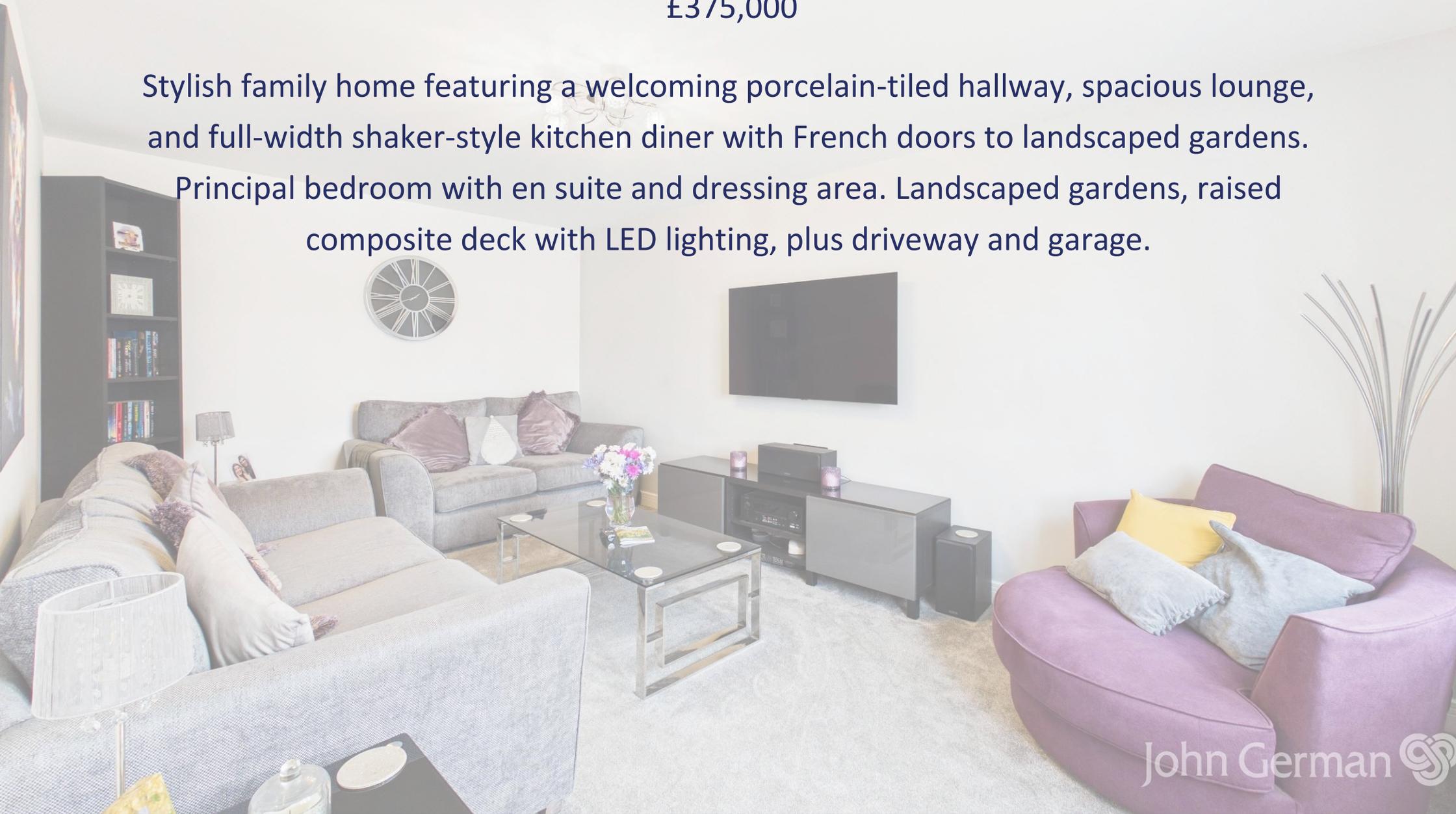


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£375,000

Stylish family home featuring a welcoming porcelain-tiled hallway, spacious lounge, and full-width shaker-style kitchen diner with French doors to landscaped gardens. Principal bedroom with en suite and dressing area. Landscaped gardens, raised composite deck with LED lighting, plus driveway and garage.



A beautifully presented four-bedroom family home offering stylish and well-balanced accommodation throughout. The property features a welcoming reception hallway with porcelain tiled flooring, a spacious lounge, and a superb full-width kitchen diner fitted with classic shaker-style cabinetry and French doors opening onto landscaped gardens. Upstairs, four generously sized bedrooms are arranged around a galleried landing, including a principal suite with en suite shower room and walk-in dressing area. Outside, the thoughtfully designed gardens include a raised composite deck with ambient LED lighting, patio seating areas, and convenient gated access to the driveway and garage.

You begin your visit standing in a beautiful reception hallway where polished porcelain tiles run underfoot and continue through into the impressive kitchen beyond. A staircase rises to the first floor with very useful storage beneath, while a door to the left opens to reveal a well-proportioned guest cloakroom. To the right is the lounge, featuring a front-facing double glazed window and radiator, creating a comfortable and relaxing reception space.

The kitchen spans the full width of the rear of the home and provides generous space for both dining and informal seating. Shaker-style cabinetry wraps around two sides of the room, complemented by stylish worktops and an inset one-and-a-half bowl sink with mixer tap. The kitchen is fully equipped with an induction hob, double oven, fridge freezer, dishwasher, and washing machine. From the dining area, glazed French doors open out onto the beautifully landscaped rear gardens.

Upstairs, the accommodation is arranged around a spacious galleried landing and includes four bedrooms. Three of the bedrooms are king-sized rooms, while the fourth bedroom is currently used as a dressing room but could comfortably accommodate a double bed if required. The principal bedroom benefits from its own private en suite shower room, fitted with full-height wall tiling and tiled flooring, a pedestal wash hand basin, WC, and a double-width tiled shower enclosure with mains shower above. A particularly attractive feature of this design is the walk-in dressing area, complete with built-in wardrobes providing hanging rails and shelving.

Outside, the gardens are thoughtfully arranged with a central lawn and a pathway leading to a raised composite decked terrace. LED runway lighting is inset into the decking, creating a wonderful ambience during the evening. A further patio area sits to the side of the garden, perfectly positioned to enjoy the afternoon and evening sunshine. Gated side access leads conveniently through to the driveway and garage.

Agents note: There is an estate green space charge - currently managed by the developer.

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: 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 E

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

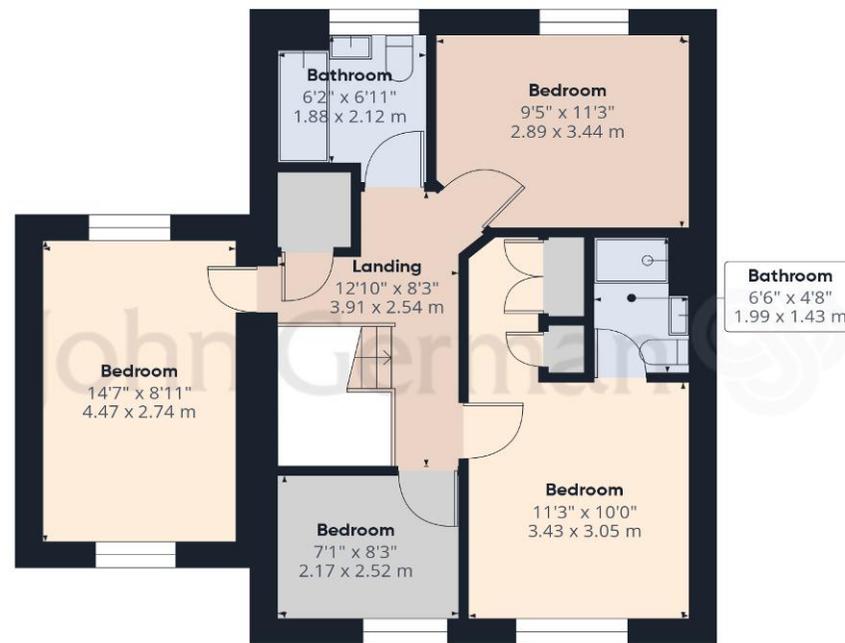
Our Ref: JGA/09032026







Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾
1284 ft²
119.4 m²

(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.



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.

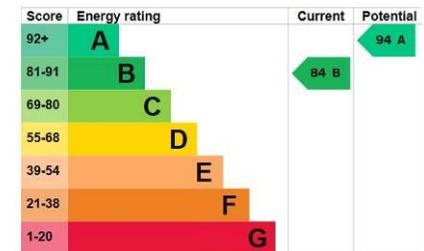
We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary 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.

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.



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