

Coniston Gardens

Ashby-de-la-Zouch, LE65 1FB

John German





EAT

Coniston Gardens

Ashby-de-la-Zouch, LE65 1FB

£535,000

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you are
LOVED

Occupying a pleasant position within this sought-after residential setting, this deceptively spacious 5 bedroom (4 double) detached family home features versatile living with stylish modern finishes complemented by a beautifully landscaped westerly-facing rear garden, double garage and a generous driveway.

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Occupying a pleasant position within this sought-after residential setting, this deceptively spacious five bedroom detached family home offers an exceptional balance of versatile living accommodation and stylish modern finishes throughout. Thoughtfully designed for contemporary family life, the property boasts a superb range of reception spaces together with an impressive open-plan kitchen living area, all complemented by a beautifully landscaped westerly-facing rear garden, double garage and generous driveway parking.

Accommodation

The wide central reception hallway provides access to all principal ground floor living spaces and features an attractive and practical wood-effect tiled floor beneath, together with a balustrade staircase rising to the first floor.

Immediately to the right-hand side is an excellent and versatile study/snug, enjoying a pleasant aspect over the Close and finished with coving to the ceiling. There is also a stylish guest cloakroom fitted with a contemporary vanity unit incorporating a rectangular wash hand basin, concealed cistern WC and polished porcelain tiled flooring.

The living room is a fantastically proportioned reception space, having coving to the ceiling, a large walk-in UPVC double glazed bay window to the front elevation and a feature fireplace housing a log-burning stove. Glazed double doors connect through to the formal dining room, which again benefits from coving to the ceiling together with patio doors opening directly onto the rear gardens.

The true heart of the home is the impressive open-plan kitchen dining room, fitted with an extensive range of base and wall-mounted cabinets wrapping around the room with complementary work surfaces and metro-style tiled splashbacks above. Integrated appliances include a four-ring gas hob with extractor canopy over, high-level oven and grill, integral dishwasher and Belfast sink with mixer tap positioned beneath a window overlooking the rear gardens. A breakfast bar provides seating, whilst an informal family seating area creates an excellent sociable space. The kitchen flows openly into the UPVC double glazed conservatory, a bright and pleasant room enjoying lovely views over the garden, with doors leading out to the side driveway and double garage, together with French doors opening onto the beautifully landscaped westerly-facing rear garden.

Leading off the first floor landing are five bedrooms, four of which are genuine double rooms making this an ideal family home, particularly for those with older children. The family bathroom is fitted with a white suite comprising a panelled bath with shower screen and mains shower over, feature full-height tiling to the bathing area with mosaic detailing, vanity unit incorporating an inset wash hand basin, concealed cistern WC and ladder-style radiator.

The principal bedroom is an excellent size and benefits from a beautifully re-fitted en suite bathroom, thoughtfully blending contemporary and traditional styling. The suite comprises a WC, modern vanity unit with wash hand bowl and pillar mixer tap, bath with mains shower over and glazed shower screen, together with metro-style tiling and a combined period-style radiator and towel warmer.

Outside, the gardens have been thoughtfully landscaped to include paved patio seating areas, shaped lawns and well-stocked borders containing a variety of flowers and shrubs. The gardens continue behind the double garage where there is a stone-chipped side courtyard area ideal for shed storage and gated access returning to the front driveway.

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 and garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

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

Broadband type: TBC - See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

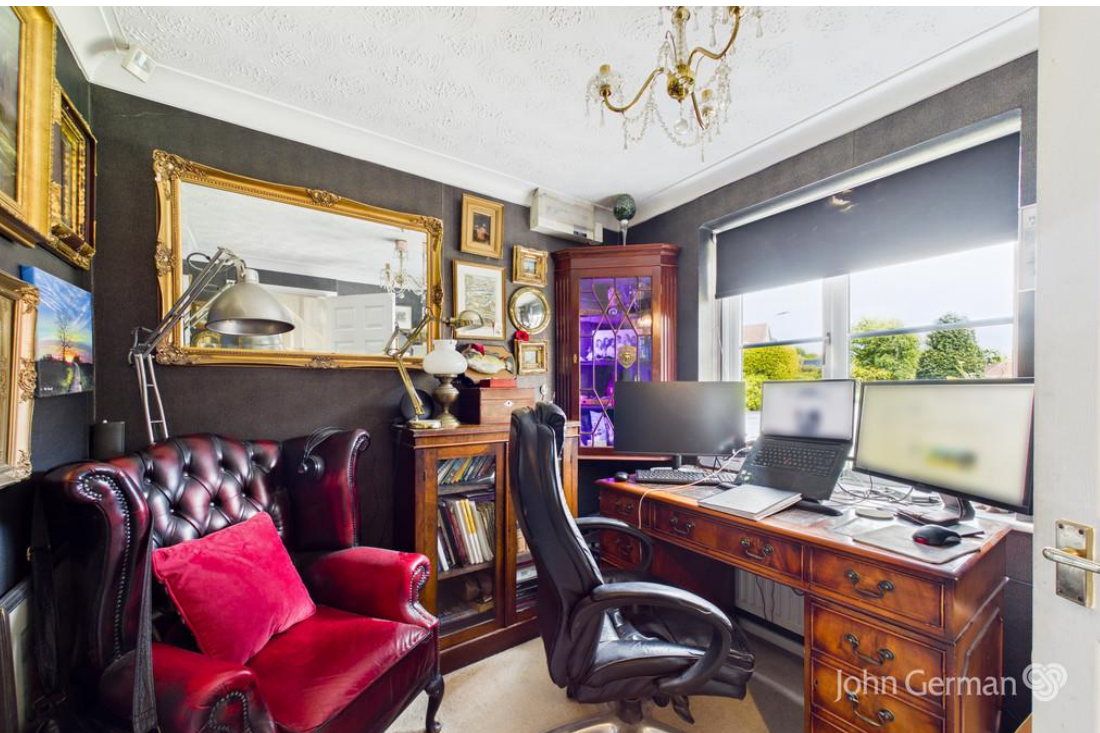
Local Authority/Tax Band: North West Leicestershire District Council / Tax Band E

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

Our Ref: JGA/13032026

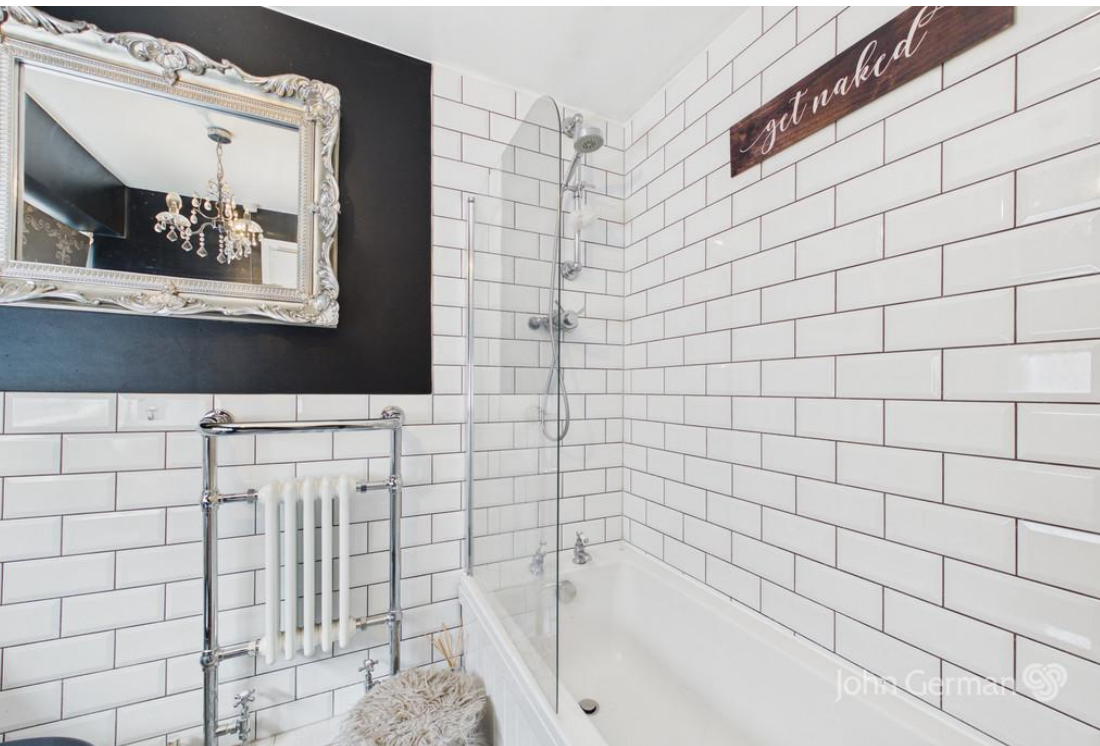
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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1857 ft²

172.5 m²

Reduced headroom

12 ft²

1.2 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.

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Agents' Notes

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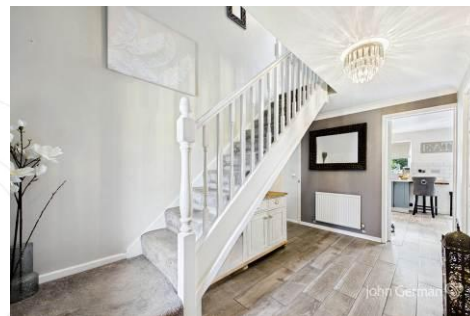
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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