

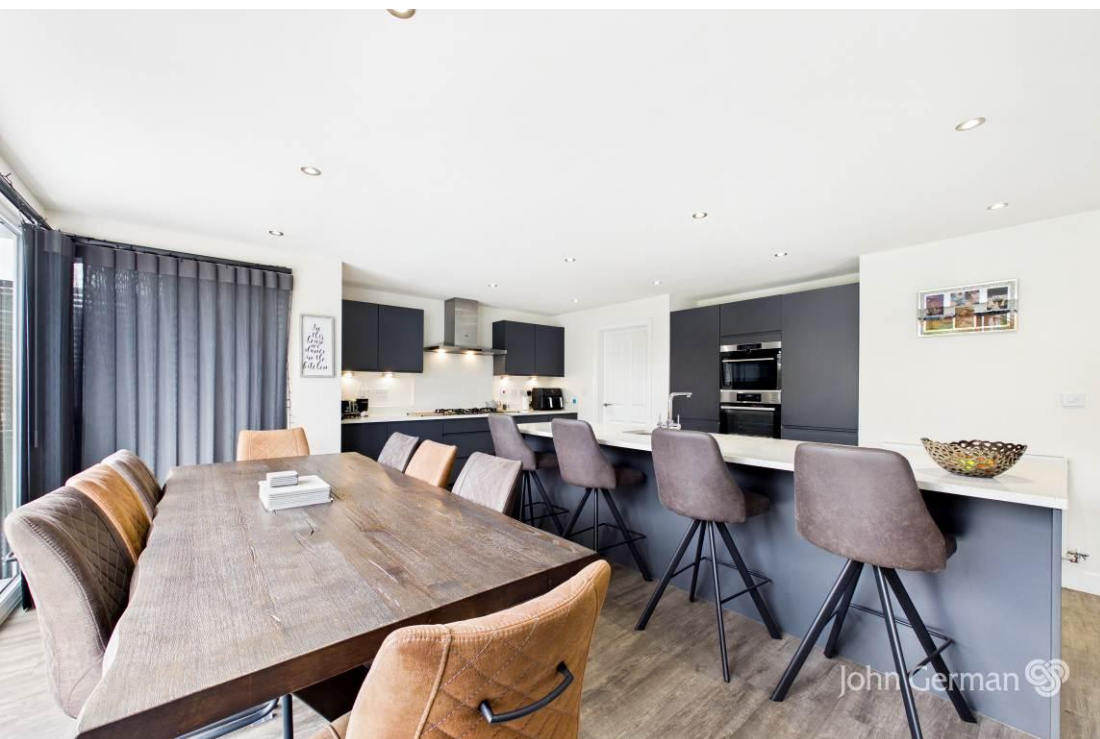
# School Lane

Ashby-de-la-Zouch, LE65 2RJ

John  
German









# School Lane

Ashby-de-la-Zouch, LE65 2RJ

£635,000



A superb five-bedroom Davidsons family home on the popular Ashby Gardens development, featuring a 35ft open-plan living, dining breakfast kitchen, principal bedroom with dressing area and en-suite, study, double garage and beautifully landscaped gardens with excellent privacy.

John German 

A wonderful Davidsons family home, situated on the popular Ashby Gardens development, offering five bedrooms, including an impressive principal bedroom with dressing area and en-suite. The property also features a family bathroom with separate shower, generous living room, study and an outstanding 33ft long open-plan living, dining and breakfast kitchen where three sets of French doors open onto beautifully landscaped gardens, which enjoy an excellent degree of privacy, a rarity for a modern development. Remainder of NHBC warranty.

Step inside and you are immediately greeted by a striking central reception hallway, rising an impressive two storeys with a magnificent minstrel gallery and first-floor walkway above. A useful guest cloakroom sits neatly to the side of the staircase, while stylish, white-panelled interior doors lead from the hallway into a range of spacious and versatile living areas. Double doors open into the impressive living room, centred around a feature media wall with LED-lit display shelving and an inset contemporary fire with a realistic living-flame effect. For those working from home, the study provides a quiet and practical workspace, enjoying a front-facing double-glazed bow window with a deep sill.

Saving one of the best spaces until last is the full-width open-plan living, dining kitchen - a fantastic and highly versatile entertaining space and the true hub of the family home. The contemporary kitchen is fitted with deep anthracite-grey satin-finish wall and base cabinets, beautifully complemented by gleaming white quartz worktops. Integrated appliances include a five-ring gas hob with extractor above, double oven, fridge, freezer, dishwasher and wine chiller. A large central island provides the perfect focal point, again finished with quartz worktops and incorporating an inset mixer tap and breakfast bar seating for at least five people. A deep walk-in glazed box-bay window provides a wonderful setting for a formal dining table, while twin sets of French doors create an excellent connection with the landscaped gardens beyond. The adjoining family sitting area is comfortably large enough to accommodate two substantial three-seater sofas, with a further set of French doors providing direct access to the garden and allowing the whole space to flow beautifully between the house and outside.

Ascending to the first-floor landing, the full benefit of the impressive gallery becomes apparent, with the walkway floating above the reception hall. The principal bedroom is a particularly impressive king-size room, featuring a deep box-bay window with a substantial sill and a dedicated dressing area. Fitted mirrored wardrobes extend along two walls, providing excellent hanging, shelving and storage space. The luxurious en-suite features an oversized double-width shower with glazed screen, fully tiled walls, pedestal wash hand basin and WC. Bedroom two, three, four and five are also well-proportioned rooms, each comfortably accommodating a double bed.

Completing the first floor is the stylish family bathroom, fitted with a bath, WC and pedestal wash hand basin, together with a separate fully tiled shower enclosure and chrome ladder-style heated towel radiator.

Outside, the gardens to both elevations have been beautifully landscaped, with the property benefiting from a large driveway providing excellent off-road parking and access to the double garage. Contemporary gated side access leads into the impressive rear gardens, where a generous paved patio provides the perfect outdoor entertaining space. Feature steps descend to a second seating area with a metal pergola and lawns laid to practical artificial turf. Railway sleeper-edged raised beds add structure and interest, with inset LED lighting creating a lovely ambience in the evening. Tucked away behind the garage and beneath a timber pergola is a private hot tub area, creating a wonderful space to relax and unwind.

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

**Please note:** We understand there is an estate management fee of currently approximately £220 per annum.

It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:** Standard

**Parking:** Drive & double 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

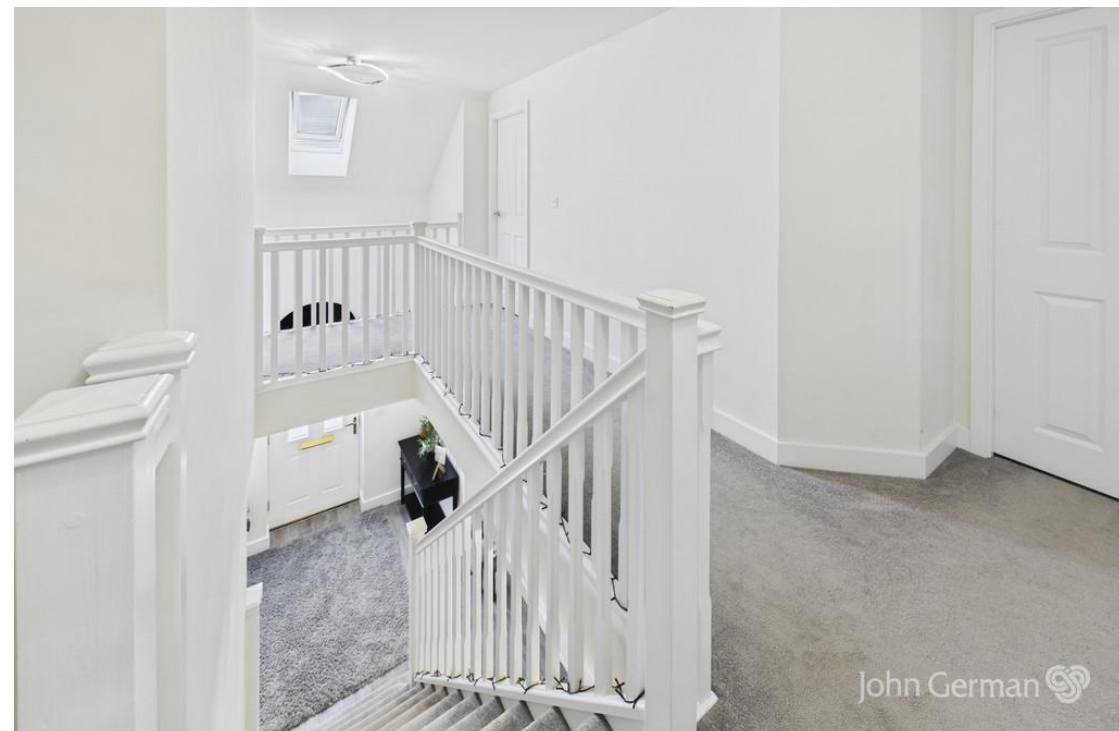
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/19082026

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 1<sup>st</sup> 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.

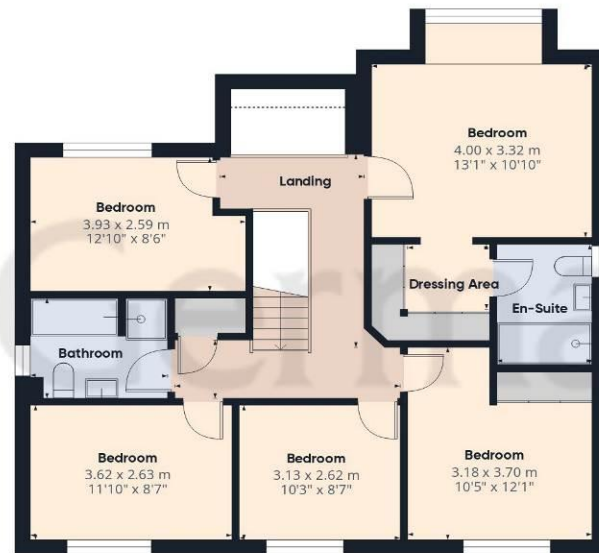








Ground Floor



Floor 1



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

166.1 m<sup>2</sup>

1789 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.

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## 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             |         | 93 A      |
| 81-91 | B             | 86 B    |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



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Loughborough | Stafford | Uttoxeter

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