

Pennine Way

Ashby-de-la-Zouch, LE65 1EW

John German





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£330,000

An exceptional and beautifully presented home, featuring a stunning vaulted reception hall with galleried landing, spacious living accommodation, two generous double bedrooms, beautifully landscaped south-facing gardens and outstanding parking including a tandem carport and detached garage.



Finished to a high standard throughout, this is a property that effortlessly combines style, space and practicality in a highly sought-after location. Stepping inside through a UPVC entrance door, flanked by two picture windows, you are immediately welcomed into a truly impressive reception hallway. The vaulted ceiling rises through two storeys to a galleried landing above, creating a wonderful sense of space and natural light rarely found in homes of this style. Stairs rise to the first floor, whilst beneath is a useful understairs storage cupboard. There is also a practical guest cloakroom/WC, with glazed internal doors leading through to the principal reception rooms.

The living room extends the full width of the property, providing an excellent family living space centred around an attractive feature fireplace. Decorative coving enhances the room, whilst two front-facing windows fitted with elegant plantation shutters flood the room with natural light. The accommodation flows seamlessly through to the dining area, creating an ideal space for both everyday family life and entertaining, with direct access into the adjoining kitchen. The heart of the home is undoubtedly the superb open-plan living space. The original second reception room has been seamlessly incorporated into the kitchen to create a stunning family breakfast kitchen with ample space for both dining and relaxed seating. Beautifully appointed, the kitchen features an extensive range of contemporary shaker-style cabinetry complemented by quality work surfaces and a host of integrated appliances. A central breakfast island provides the perfect social hub for everyday family life and entertaining, whilst French doors open directly onto the rear garden, effortlessly blending the indoor and outdoor living spaces.

The galleried first-floor landing overlooks the striking entrance hall below, further enhancing the feeling of openness throughout the home. In addition to providing access to all bedrooms, the landing benefits from three built-in storage cupboards, offering an abundance of valuable storage space. Both bedrooms are generous doubles, with the principal bedroom being particularly impressive. Beautifully fitted with an extensive range of bespoke bedroom furniture incorporating wardrobes, drawer units, bedside cabinets and a fitted study area, it offers exceptional storage whilst maximising the available floor space. Two front-facing windows, again fitted with plantation shutters, complete this superb room. The second bedroom enjoys a delightful outlook over the beautifully landscaped rear gardens and beyond to the surrounding Ashby countryside. From the window there are attractive rooftop views stretching towards Our Lady of Lourdes Church, creating a particularly pleasant backdrop. Serving the two bedrooms is a beautifully refitted family bathroom, stylishly appointed with contemporary shower-panelled walls and a modern white suite comprising a panelled bath with glazed shower screen and rainfall shower over. A sleek dark grey high-gloss vanity unit incorporates inset drawers and a wash hand basin, complemented by a low-level WC and a tall feature heated radiator, creating a luxurious and practical space.

Outside, the rear garden has been thoughtfully landscaped to create a superb outdoor entertaining space. Enjoying a sunny southerly aspect, it is bathed in afternoon and evening sunshine and offers an excellent degree of privacy. A generous Indian sandstone patio provides the perfect seating area before steps lead down to a low-maintenance artificial lawn bordered by attractive railway sleeper planters. A further lower patio sits alongside a timber summerhouse, creating another secluded seating area to enjoy the garden throughout the seasons.

To the front, the property is set back behind an attractive block-paved driveway providing off-road parking. Double timber gates open onto a further driveway which continues beneath a substantial tandem carport, offering sheltered parking ideal during the winter months. Beyond, an up-and-over door gives access to the detached garage, which benefits from power, lighting, a personal side door and window.

Agents notes: It is common for property Titles to contain Covenants; a copy of the Land Registry Title is available to view on request.

The kitchen and reception room has been opened into one larger room, we await copy of building regulation approval for the removal of the adjoining wall and advise any interested parties to seek verification.

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

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

Property construction: Standard

Parking: Drive, carport & 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 D

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

Our Ref: JGA/06072026

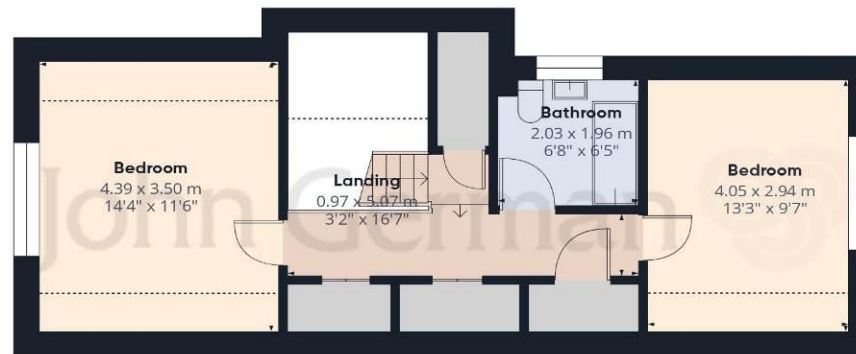
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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

116.3 m²

1253 ft²

Reduced headroom

8.2 m²

88 ft²

(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

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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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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