

# Burton Road

Ashby-de-la-Zouch, LE65 2LN



Spacious and flexible extended bungalow offering a generous lounge, breakfast kitchen, dining room/bedroom three, and large utility. Includes a self-contained annex with bedroom, living space and WC, plus a master bedroom overlooking the rear garden. NO CHAIN

£365,000



John German 

Tucked away setting for this spacious and versatile extended bungalow featuring a generous lounge, separate dining room/bedroom three, breakfast kitchen, and large utility. Includes a self-contained annex wing with bedroom, wc and living space, plus a master bedroom overlooking the rear garden. Offered with no upward chain, the property is hidden well back from Burton Road approached over a shared private driveway.

Step through the main entrance door into the hall having two doors leading off and three useful cupboards on the left-hand side providing excellent storage space. Continuing ahead is a sizeable utility room which offers ample space for appliances, work surface, skylight and has door to rear garden. From the utility, access is given to the bedroom wing, an excellent annexe comprising a bedroom, living room, plus WC with wash basin, and separate glazed door leading out onto the garden.

Stepping back into the main hallway there is the breakfast kitchen, where oak effect cabinets wrap around two walls with an integrated oven, hob, and space for a washing machine, fridge freezer and small breakfast table. Continuing through, the family lounge is entered through glazed double doors, a generous sized room it has a feature fireplace and superb bay fronted windows overlooking the front, together with extensive seating space. Separately, the well proportioned dining room offers space for table and chairs, with access leading out to the gardens via patio sliding doors. This room could also function as a bedroom if required. The family bathroom is fitted with a bath with shower over, WC and wash basin.

Completing the accommodation is the sizeable master bedroom with windows overlooking the superb gardens.

Outside to the front there is a tarmac driveway with ample parking for multiple cars. To the rear is a fantastic garden which is predominantly laid to lawn with a superb seating area at the rear which makes the perfect spot for sitting in the sun.

**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 lies on a shared private drive.

Some of the trees within the curtilage of the property are subject to a TPO, we would advise any interested parties to seek further verification from NWLD Council. There is spray foam insulation in the loft. Buyers are advised to carry out their own investigation as to the extent as this has not been inspected.

**Property construction:** Traditional

**Parking:** Driveway

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Mains gas

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

**Broadband type:** Fibre - 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)

**Our Ref:** JGA/10042026

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 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.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	66 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

#### 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.

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