

Spring Avenue

Ashby-de-la-Zouch, LE65 2RL

John German





Spring Avenue

Ashby-de-la-Zouch, LE65 2RL

£335,000

A beautifully presented home offering a generous open-plan kitchen/dining room, Separate lounge, principal bedroom with en-suite and fitted wardrobes, private landscaped rear garden, detached garage and tandem driveway. Conveniently positioned close to local amenities and a primary school.



Nestled within the popular Ashby Gardens development, built by the highly regarded Davidsons Homes, this immaculate three-bedroom family home occupies an excellent position on the edge of Ashby-de-la-Zouch. The development is particularly convenient for families, with a primary school, café, doctors' surgery and Co-op local store all close at hand, while Ashby town centre and the surrounding countryside are also within easy reach.

Set beneath a charming canopy porch, the entrance door opens into a welcoming through reception hallway. Immediately to the left is a useful guest cloakroom, fitted with WC and floating wash hand basin, alongside excellent space for coats and shoes.

Stairs rise from the hallway with useful understairs storage, while to the right is the lovely lounge. A wide bay window to the front floods the room with natural light, creating a bright and comfortable space for relaxing.

At the heart of the home is the impressive full-width open-plan kitchen and dining room, designed perfectly for modern family life and entertaining. The kitchen is fitted with an excellent range of wall and base-mounted cabinets along two walls, complemented by work surfaces incorporating a one-and-a-half bowl stainless steel sink. Integrated appliances include a four-ring gas hob with extractor above, eye-level oven and grill, fridge freezer and dishwasher, with space and plumbing also provided for a washing machine.

There is ample room for a family dining table alongside an informal seating area, while French doors open directly onto the rear garden. The garden enjoys a particularly good degree of privacy and has been thoughtfully landscaped with a paved patio and central lawn, creating a pleasant and practical outdoor space.

A personal door provides access into the detached garage, while gated side access leads through to the driveway and front of the property. Returning to the hallway, stairs rise to the first-floor landing where white panelled doors provide access to three well-proportioned bedrooms.

The principal bedroom enjoys a front aspect and the benefit of two fitted double wardrobes, together with its own en-suite shower room. The en-suite is fitted with a double-width fully tiled shower enclosure with shower over, WC and wash hand basin.

Bedroom two is a good-sized double room overlooking the rear garden, while bedroom three is a surprisingly generous room with a useful wardrobe recess and rear aspect overlooking the garden.

The family bathroom is beautifully appointed with a white suite comprising panelled bath with mixer tap, glazed shower screen, pedestal wash hand basin and WC, complemented by attractive full-height tiling.

Outside, the property enjoys neat front gardens and a side tandem driveway providing useful off-road parking and access to the detached garage. The rear garden offers a private and manageable outdoor space, ideal for family use and summer entertaining.

Agents notes: We understand there is a green space charge of currently £253 per annum payable to Greenbelt. Covenant to observe and perform the covenants referred to in the Charges Register.

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 & 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/08102026

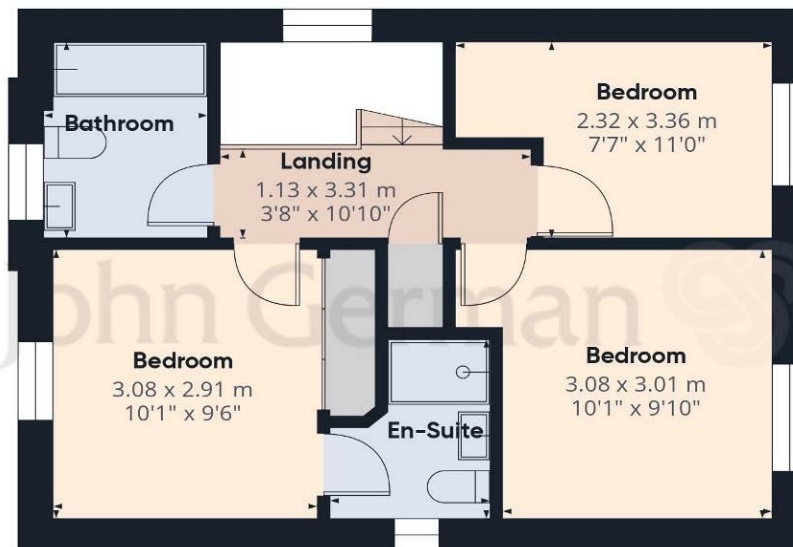
We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary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







Ground Floor Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾

96.7 m²

1040 ft²



Ground Floor Building 2

(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.

GIRAFFE360



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		95 A
81-91	B	84 B	
69-80	C		
55-68	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



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

