

Bishop Hall Road

Ashby-de-la-Zouch, LE65 2UW

John German







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£315,000

A fabulous modern three-storey family home offered for sale with no upward chain, situated on a sought-after development. Spacious & versatile accommodation including three bedrooms, stunning top-floor principal suite with dressing room & ensuite, stylish kitchen, landscaped rear garden & drive with garage.

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The property is set back from the road behind an attractive lawned foregarden with mature hedging providing privacy and screening. A UPVC entrance door opens into the welcoming reception hallway, where stairs rise to the upper floors and a useful understairs storage cupboard provides practical space. Immediately to the left is a convenient ground floor cloakroom fitted with a WC and corner pedestal wash basin.

To the right is the stylish breakfast kitchen, fitted with a modern range of base and wall mounted cabinets arranged along three sides, complemented by contrasting work surfaces and inset sink with mixer tap. The kitchen benefits from an integrated four-ring gas hob with extractor above, built-in oven, integrated dishwasher, integrated fridge freezer, and space for washing machine. There is also ample room for a breakfast table, creating a practical and sociable area.

Returning to the hallway, a half-glazed door opens into the impressive full-width rear reception room. This spacious room features laminate flooring, a large picture window, and central French doors opening directly onto the beautifully landscaped rear garden. The garden has been thoughtfully designed with a porcelain paved patio area, pathway leading to a further seating area, and attractive planting creating a wonderful degree of privacy rarely found on a modern development.

To the first floor, the landing gives access to two excellent double bedrooms and the family bathroom. The bathroom is finished with a contemporary white suite comprising panelled bath, pedestal wash basin, and concealed cistern WC, complemented by attractive tiling to the walls and floor. A further door opens into a lobby area where a useful study area is located, enjoying a front-facing window and providing an ideal home working space.

The true highlight of this home is the impressive top-floor principal bedroom suite. This spacious bedroom benefits from its own walk-in dressing room with rear-facing skylight and a private ensuite shower room. The ensuite features a large double shower enclosure with full-height tiling, mains shower, wash basin, WC, and rear-facing skylight allowing plenty of natural light.

Outside to the rear are beautiful, landscaped gardens with multiple paved patio areas, lawns and planted borders. This superb property offers modern living across three floors with excellent accommodation, attractive gardens, and a desirable location close to open countryside and Ashby town centre.

Agents notes: We understand there is a green space charge for the development - amount tbc.

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

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

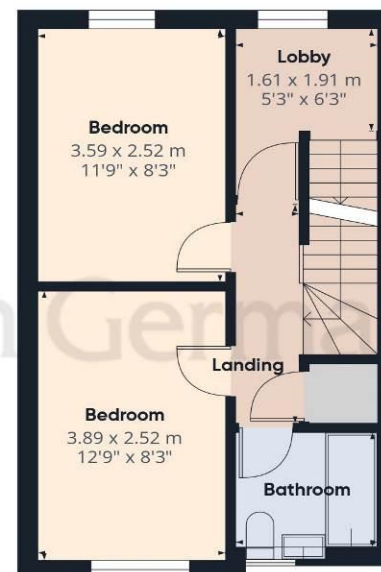
Our Ref: JGA/01072026



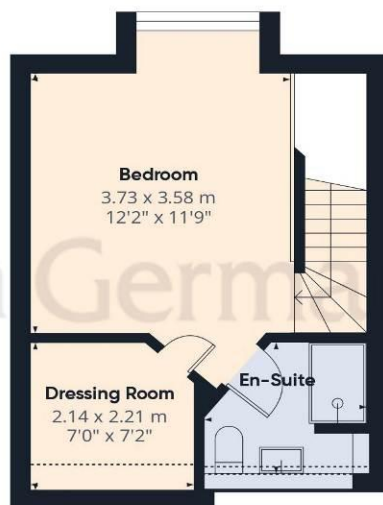




Ground Floor



Floor 1



Floor 2



Approximate total area⁽¹⁾

87.3 m²

939 ft²

Reduced headroom

1 m²

10 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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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.

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.



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