

Thirlmere Gardens

Ashby-de-la-Zouch, LE65 1FN

John
German





Thirlmere Gardens

Ashby-de-la-Zouch, LE65 1FN

£490,000

A beautifully presented family home offering superb versatility, generous living space and impressive modern upgrades throughout. Designed with family life in mind, the property combines spacious reception rooms, a stylish refitted kitchen, luxury en-suite facilities, landscaped gardens and a converted garage providing additional living accommodation. Set within attractive grounds with ample parking and a bespoke garden cabin, this is a home that delivers both comfort and flexibility for modern family living.

A half-glazed entrance door opens into the central reception hallway, where a balustrade staircase rises to the first-floor landing. Finished with coving to the ceiling, the hallway is further complemented by white panelled interior doors leading off to the accommodation and a guest cloakroom.

Arranged around the ground floor, the property offers a beautiful front-to-back living room, featuring a living flame electric stove set upon a raised hearth with feature surround, together with patio doors opening out onto the rear garden.

Glazed double doors lead through into the formal dining room, which enjoys coving to the ceiling and a rear-facing walk-in bay window overlooking the landscaped gardens. This room creates a wonderful open-plan flow into the adjacent refitted Shaker-style family kitchen. The kitchen is fitted with an extensive range of base cabinets, complemented by timber-effect work surfaces and an inset porcelain one-and-a-half bowl sink with mixer tap. There is a five-ring gas hob with extractor above, a high-level double oven and grill, and space for an American-style fridge freezer.

Off the kitchen lies a useful utility room, fitted with matching cabinetry, plumbing for a washing machine, space for a tumble dryer, wall-mounted central heating boiler, additional appliance space, coat storage area and UPVC double doors leading to the rear gardens.

The first-floor landing provides access to four very good-sized bedrooms, all benefiting from built-in fitted wardrobes. Bedroom one enjoys views over the rear garden and features two double fitted wardrobes, together with a separate walk-in dressing area incorporating two further fitted double wardrobes. This leads into a modern refitted en-suite shower room, fitted with a large oversized corner quadrant shower enclosure with glazed doors and dual-headed shower, including a rainfall feature. The room is finished with complementary tiling, vanity storage cabinets housing an inset wash hand basin with mixer tap, concealed cistern WC, contemporary ladder-style radiator, tiled flooring, and front-facing window.

All of the remaining bedrooms also feature fitted wardrobes.

The family bathroom has also been refitted to a high standard, featuring a P-shaped bath with glazed screen and dual rainfall shower over. There is a suite of vanity cabinets providing valuable storage, incorporating an inset wash hand basin with mixer tap and concealed cistern WC. The room is finished with full-height wall tiling, inset glass mosaic detailing, tiled flooring and subtle LED downlighting beneath the cabinetry.

Outside, the front of the property is approached via a neat lawned garden with a central pathway flanked by hedging. A driveway provides ample off-road parking, while gated side access leads around to the rear gardens.

The rear garden is beautifully landscaped, combining paved and decked areas with a semicircular shape, central lawn, raised planted borders and a feature boundary wall. To the side of the property is a fantastic bespoke-built garden cabin, fully equipped with lighting, power, insulation and air-conditioning/heating, creating a versatile additional space for a variety of uses.

The garage has been professionally converted to provide a superb additional external reception room to the front, ideal as a family playroom, garden room, cinema room or second home office. To the rear of the garage, a personal door from the garden provides access into a separate area retained for storage.

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 construction: Standard **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 E

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

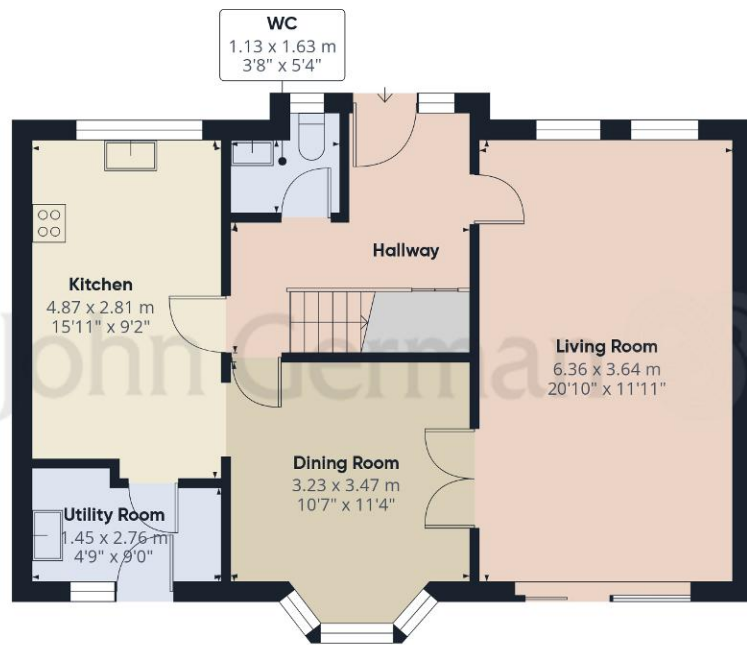
Our Ref: JGA30062026

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.

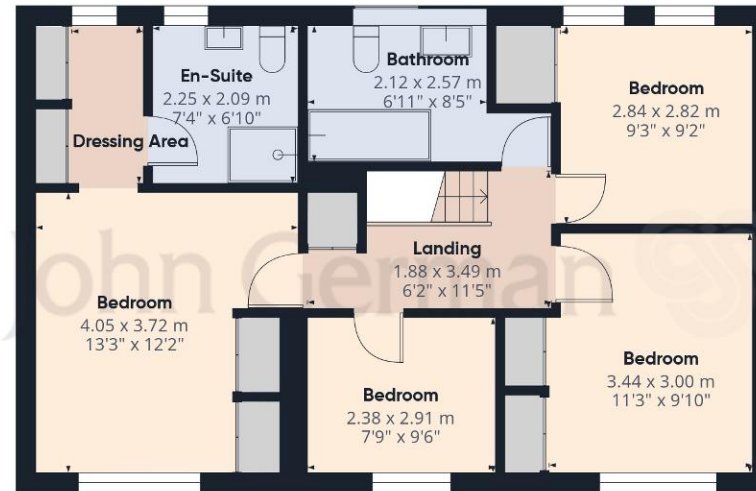
We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 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.



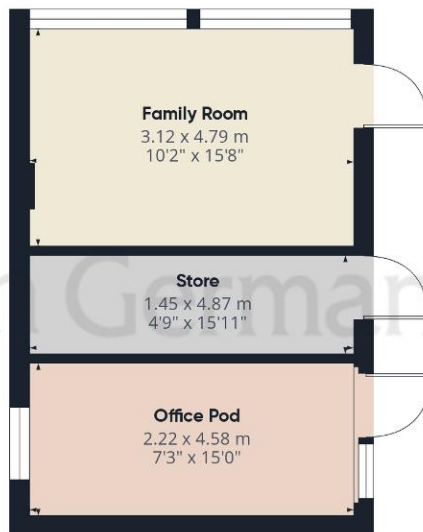




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

160.7 m²

1728 ft²

(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		
81-91	B		
69-80	C	71 C	75 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@johnngerman.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

