

Priorfields

Ashby-de-la-Zouch, LE65 1EA

John 
German





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Offers In Region Of £400,000

Extended detached family home in a sought-after mature location, within walking distance of town. Spacious and flexible living accommodation, four double bedrooms, southerly-facing mature gardens, garage and driveway that offers excellent potential for personalisation. No Chain.



An extended detached family home set in a fantastic location within a mature and highly sought-after residential area. The property enjoys a lovely walk into town via Mount Walk and St Helens Churchyard and offers a wonderful opportunity for personalisation. Already benefiting from a great flow of living space, the extended sitting and dining room lies adjacent to the kitchen, making it ideal for modern family life. To the rear, the southerly-facing gardens are mature, generous in size, and offer a good degree of privacy.

The accommodation begins with a practical entrance porch leading into a welcoming reception hallway, with staircase rising to the first floor and a useful small cloakroom, ideal for storing coats etc. To the left is a front-facing lounge featuring a focal fireplace and a wide double-glazed window that allows plenty of natural light. Glazed double doors open into the extended open-plan dining and sitting room - a fantastic social space, perfect for entertaining friends and family. A large picture window overlooks the rear garden, and there is excellent potential to open through to the adjacent kitchen, subject to the usual building regulations.

The kitchen is fitted with base and wall-mounted units to two sides, with worktops over, space and plumbing for a washing machine and dishwasher, space for a cooker, plus a rear-facing window. A door leads to a side lobby with a useful walk-in pantry and a ground-floor WC.

To the first floor, the staircase leads to a spacious and well-proportioned landing with a front-facing window. Arranged off the landing are four double bedrooms, two of which benefit from built-in wardrobes. The family bathroom has been updated and features a large frameless walk-in shower with glazed screen, pedestal wash hand basin, and WC. The loft has been partly boarded providing useful storage space.

Outside - To the front of the property, a driveway provides off-road parking and access to the garage, which features an up-and-over entrance door and a personal door to the side. Gated side access leads along the side of the house and through to the rear garden. The rear gardens are mature and well established, with well-stocked borders and a desirable southerly aspect, offering a good degree of privacy and an ideal space for outdoor relaxation and entertaining.

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: Traditional

Parking: Drive

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: JGA/23012026

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

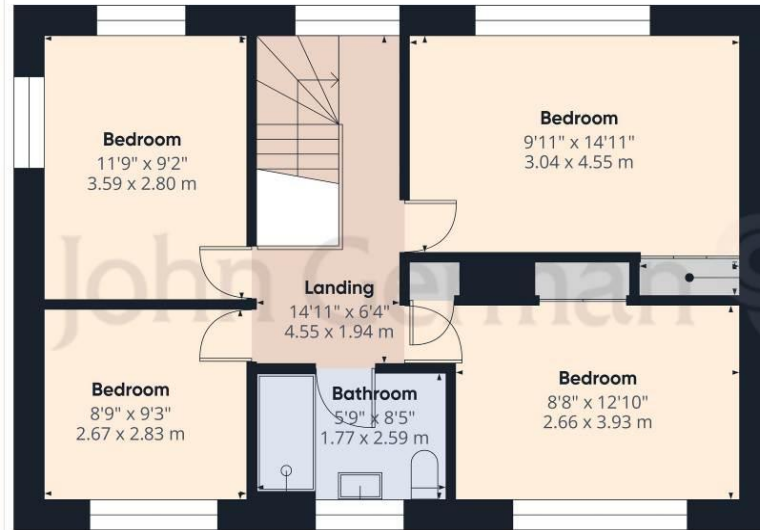
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Approximate total area⁽¹⁾
676 ft²
62.8 m²

(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.

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Floor 1

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Approximate total area⁽¹⁾
618 ft²
56.5 m²

(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.

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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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



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