

Money Hill

Ashby-de-la-Zouch, LE65 1JH

John 
German





John German ©

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£280,000

NO UPWARD CHAIN

A beautifully maintained and extended three-bedroom semi-detached home offering spacious accommodation, including a fitted kitchen with pantry, generous lounge, and extended dining room. Three well-sized bedrooms and modern bathroom, set on a south-facing plot with parking and garage.

A fabulous, beautifully maintained extended three-bedroom semi-detached house, set on a mature, south-facing, above-average-sized garden plot, with extensive off-road parking and a garage. Offered with no upward chain and situated in a popular residential location.

On the ground floor, you are welcomed by a reception hall with a staircase leading off. Immediately to the right is a fitted kitchen, featuring base and wall-mounted cabinets wrapping around three sides of the room, complemented by worktops incorporating a double-bowl sink and drainer with mixer tap. There is an integral five-ring gas hob with an oven below and extractor hood above, space for an under-counter fridge, and a window and door leading to the side driveway. The room also benefits from a walk-in pantry with shelving and a window to the front. A serving hatch from the kitchen connects through to the dining room beyond.

The lounge is a well-proportioned reception space with coving to the ceiling and a feature fireplace as its focal point. It enjoys a lovely view across the garden through sliding patio doors. An archway leads through to the adjacent extended dining room, which features a bow window to the rear. There is excellent potential to open the kitchen into this dining room, subject to the necessary regulations.

Taking the staircase to the first-floor landing, you will find three excellent-sized bedrooms arranged off it, all benefiting from fitted built-in wardrobes. The main bedroom, located at the rear, enjoys a pleasant view across the garden. The fully tiled family bathroom has been updated and fitted with a WC, pedestal wash hand basin, and an oversized corner quadrant shower cubicle with panelled walls and an electric shower.

Outside, as mentioned, the gardens enjoy a fantastic south-facing aspect. An extensive paved patio area provides a sunny seating space, stepping down onto long lawns with mature planted borders. These wrap around to the rear of the garage and culminate in a lower gravel, low-maintenance shaded section-offering a welcome respite from the sun and an ideal spot for a summer house or garden cabin.

The property also benefits from a driveway providing off-road parking for up to four vehicles. Gated side access allows the driveway to be extended, offering secure parking-ideal for a small camper, etc. There is a detached garage with an electric roller up-and-over door, power, a personal side door, and the added benefit of a gardener's WC, external power point, and cold-water tap.

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. The property is not registered with Land Registry and will require a first registration on sale, for which most solicitors will make an additional charge.

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: 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 B

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

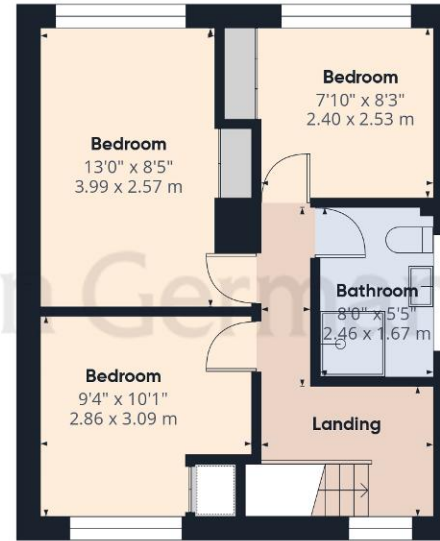
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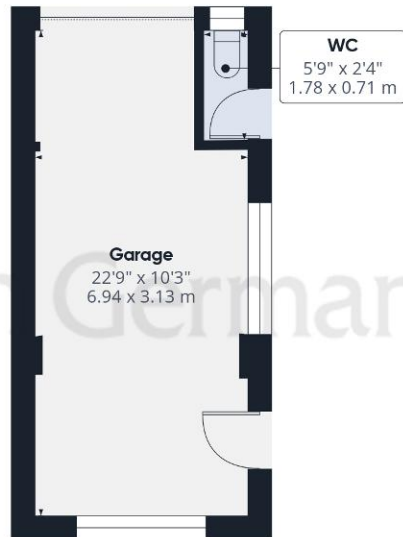




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1065 ft²

99.1 m²

Reduced headroom

11 ft²

1 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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.

Agents' Notes

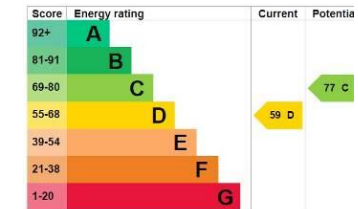
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. 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.



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