

Uppingham Drive

Ashby-de-la-Zouch, LE65 2NQ

John 
German





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£360,000

Extended detached bungalow on a superb corner plot with private south facing gardens and babbling brook to the rear. Offering no chain, three bedrooms, ensuite, extended lounge, extended kitchen diner, garage and extensive parking, all within a peaceful and highly desirable setting.



Occupying a fabulous corner plot with a charming babbling brook running alongside the rear boundary, this superbly extended detached bungalow offers a rare opportunity to acquire a home with truly delightful gardens and a wonderfully tranquil setting. Enjoying a sunny southerly aspect, the mature rear gardens provide an excellent degree of privacy with an abundance of established plants and shrubs, paved seating areas and steps descending towards the brook. Previously beautifully landscaped along the water's edge, the gardens offer exciting potential for keen gardeners to reinstate and further enhance this idyllic outdoor space.

The property is set behind an extensive frontage with a long driveway providing ample off-road parking for numerous vehicles and access to a single garage. A UPVC entrance door opens into the central reception hallway from which all principal accommodation leads.

There are three bedrooms in total, including an impressive principal bedroom featuring an extensive range of fitted wardrobes, over-bed storage, dressing table, chest of drawers and seating area, together with the benefit of a private ensuite shower room fitted with pedestal wash hand basin and fully tiled shower enclosure with electric shower. Bedroom two also benefits from fitted wardrobes providing excellent storage, whilst bedroom three overlooks the front elevation and offers versatile accommodation.

The family bathroom has been stylishly updated and is appointed with an oversized corner quadrant shower enclosure with glazed doors and electric shower, vanity wash hand basin set within storage cupboards, WC and ladder style radiator.

To the rear of the bungalow is a generously extended lounge with windows enjoying attractive views across the gardens and offering excellent potential for the addition of French or bifold doors to further connect the indoor and outdoor living space. Adjacent is the extended kitchen dining room, fitted with a comprehensive range of base and wall mounted cabinets arranged along three sides with complementary work surfaces incorporating a stainless steel sink with mixer tap and tiled splashbacks. There is space for a gas cooker, plumbing for a washing machine and space for a fridge freezer, together with ample room for dining furniture. Sliding UPVC double glazed patio doors open directly onto the rear gardens, creating an ideal space for everyday living 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: 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/>

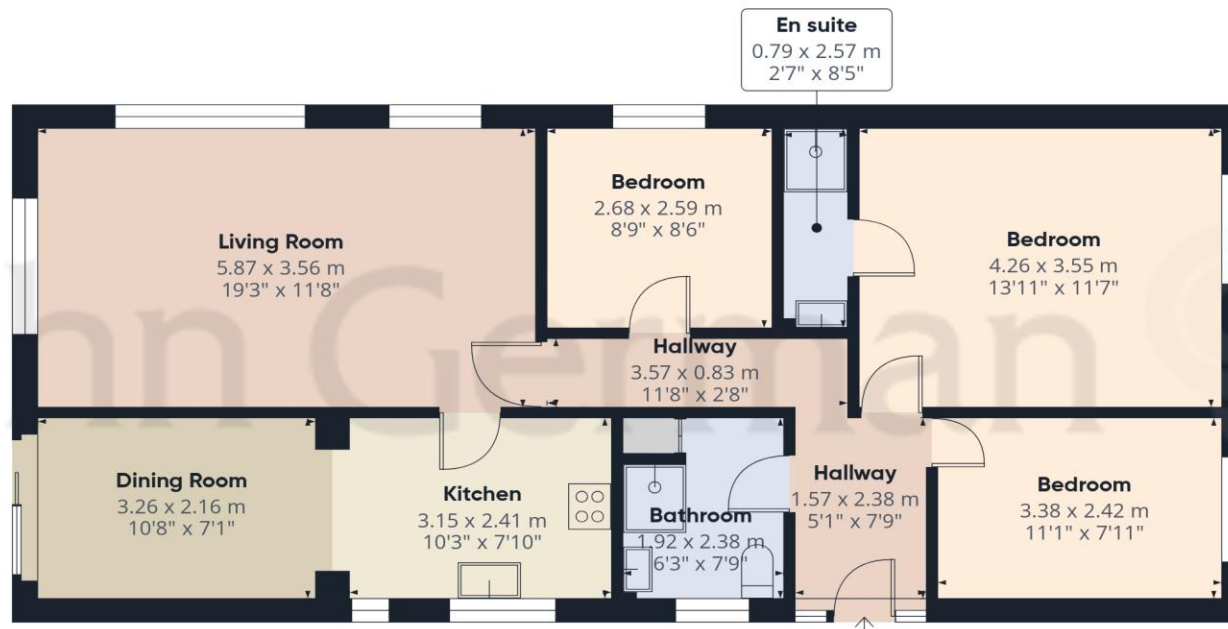
Local Authority/Tax Band: North West Leicestershire District Council / Tax Band D

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

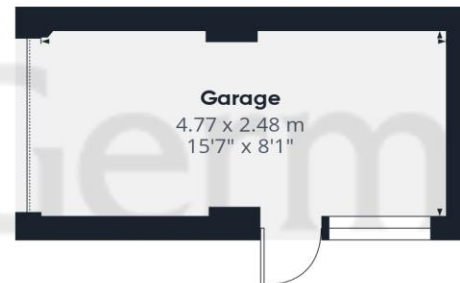
Our Ref: JGA/14052026







Ground Floor Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

92.4 m²

995 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.

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Agents' Notes

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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.

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.

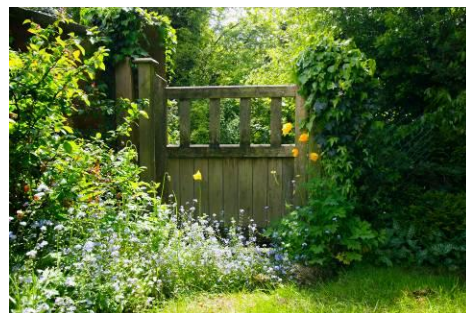
| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 70 C | 78 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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
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