The Croft

Ashby-de-la-Zouch, LE65 1FP

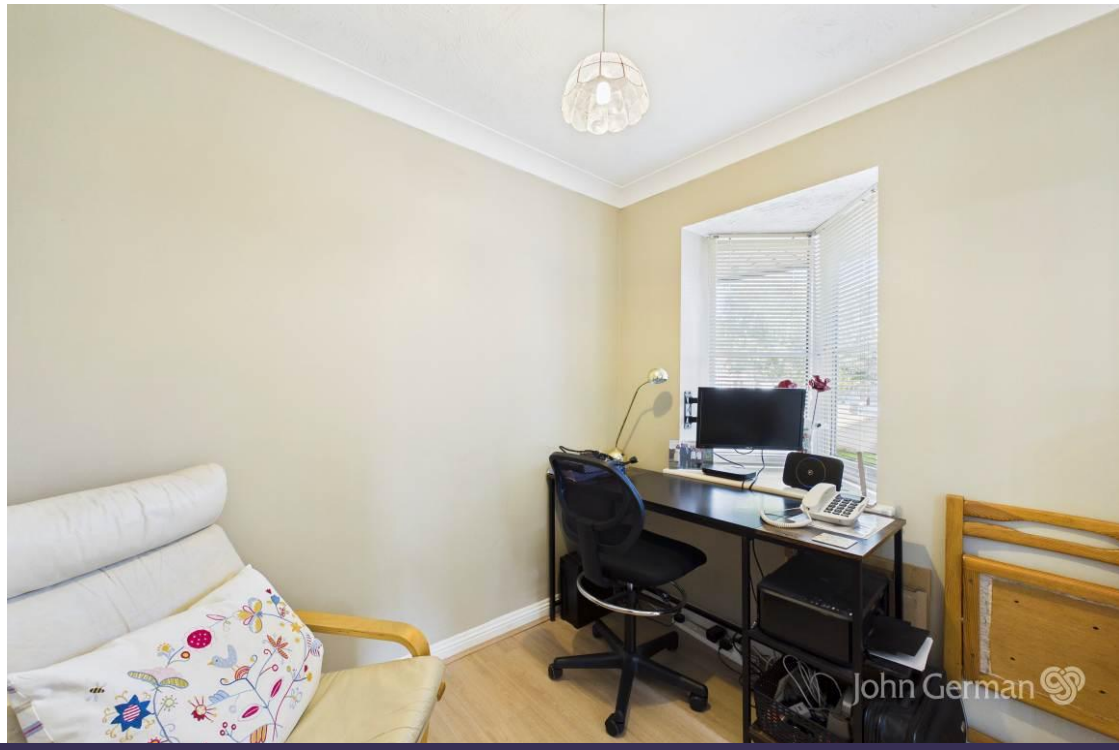
John German




John German


John German


John German


John German



The Croft

Ashby-de-la-Zouch, LE65 1FP

£485,000

A well-proportioned family home occupying an impressive and unusually private plot, with a beautiful woodland backdrop. The accommodation provides three reception rooms, a fitted kitchen, utility, two bathrooms and a double garage, together with excellent potential to extend and further enhance the living space, subject to PP. No Chain.

Tucked away in a desirable cul-de-sac setting and approached via a shared private driveway, this excellent family home occupies a generous plot with a wonderful woodland backdrop. Offering four bedrooms, three reception rooms and two bathrooms, the property provides spacious and versatile accommodation, while the size and position of the plot also offers exciting potential for future enlargement, subject to the necessary planning permissions and building regulations.

A sheltered canopy porch opens into the central reception hallway, where the staircase rises to the first floor and a useful storage cupboard provides excellent everyday practicality. A ground floor cloakroom is conveniently positioned off the hall, fitted with a WC, vanity wash hand basin and useful storage beneath.

Immediately to the right is a particularly useful study, ideal for those working from home but equally suited as a playroom or additional reception space for family buyers. A feature Oriel-style bay window overlooks the front.

The family kitchen is fitted with a good range of white-fronted base and wall-mounted cabinets arranged around three sides, complemented by roll-top work surfaces and a one-and-a-half-bowl porcelain sink with mixer tap. Integrated appliances include a gas hob with extractor hood and a high-level oven and grill, with space and provision for a fridge freezer. Adjacent, the practical utility room provides direct access to the garden and houses the gas-fired central heating boiler. There is further cabinetry, an additional sink with mixer tap and space for a washing machine and other appliances, making this a highly useful working space.

For more formal occasions, the separate dining room overlooks the gardens through a double-glazed window and benefits from a useful under-stair storage cupboard. Ceiling coving and laminate flooring add a touch of traditional character.

The accommodation flows through to the impressive living room, a generous through-reception space with laminate flooring, ceiling coving, a front-facing bay window and French doors opening directly onto the rear garden. The outlook and connection with the garden make this a particularly enjoyable room for family life and entertaining.

There is also considerable scope to reconfigure and enlarge the ground floor. Given the generous plot and existing layout, there is potential to extend the kitchen into the dining room and potentially further out to the side, subject of course to the necessary planning consents and building regulations.

Upstairs, a winding staircase with half landing and rear-facing picture window leads to the first-floor landing, where white panelled doors provide access to the bedrooms and family bathroom.

The principal bedroom is a particularly attractive room, enjoying dual-aspect windows, two double built-in wardrobes and a lovely outlook across the rear gardens towards the woodland beyond. It also benefits from its own private en-suite shower room, fitted with a concealed-cistern WC, vanity wash hand basin and fully tiled shower enclosure with mains shower. The room is partially tiled and provides a comfortable and practical private facility.

Bedroom two is another excellent double bedroom, again benefiting from two double fitted wardrobes and a wonderful, elevated view across the rear garden and woodland backdrop. Bedroom three is a further well-proportioned double bedroom with a pleasant garden outlook. Lastly, bedroom four is a versatile room that would make an excellent single bedroom, nursery or home office.

The family bathroom is fitted with a white suite comprising panelled bath, vanity wash hand basin with useful storage, WC and separate fully tiled shower enclosure with mains shower over. Half-height tiling extends around the room.

Outside, the property enjoys a tucked-away position within the cul-de-sac, approached via a shared private driveway leading to the property's own driveway and ample off-road parking. There is also a double garage with two up-and-over doors, power and lighting, a rear window and half-glazed door providing direct access to the garden.

The rear garden is undoubtedly one of the property's outstanding features. The scale and privacy of the plot are immediately apparent, with generous lawns extending across the rear and around to the side, all framed by an attractive woodland backdrop. The gardens offer a wonderful degree of privacy and provide plenty of space for family life, entertaining and gardening. To the side is a dedicated vegetable garden, while gated access leads back around to the front of the property.

Overall, this is a substantial and versatile family home with an unusually generous plot, woodland setting, excellent existing accommodation and genuine potential to create something even more impressive in the future.

Agents notes: 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 & double 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 F
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA/28092026

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.

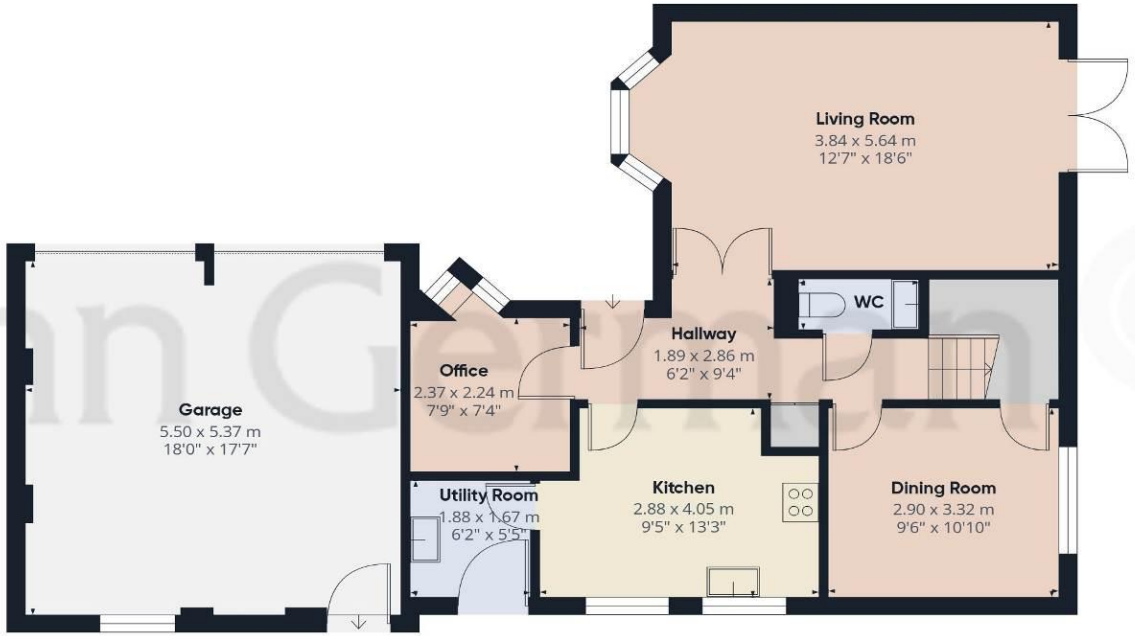
We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary 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.


John German

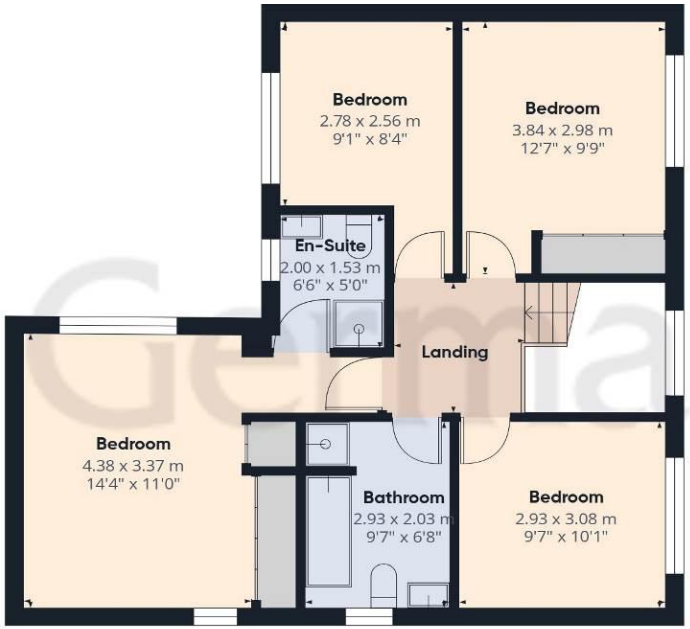

John German


John German


John German



Ground Floor



Floor 1



John German

Approximate total area(1)

153 m²

1645 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

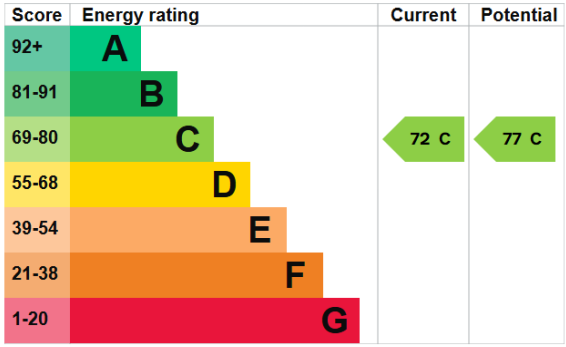
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property.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



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
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent


John German


John German


John German