

Sycamore Drive

Ashby-de-la-Zouch, LE65 1SP

John German



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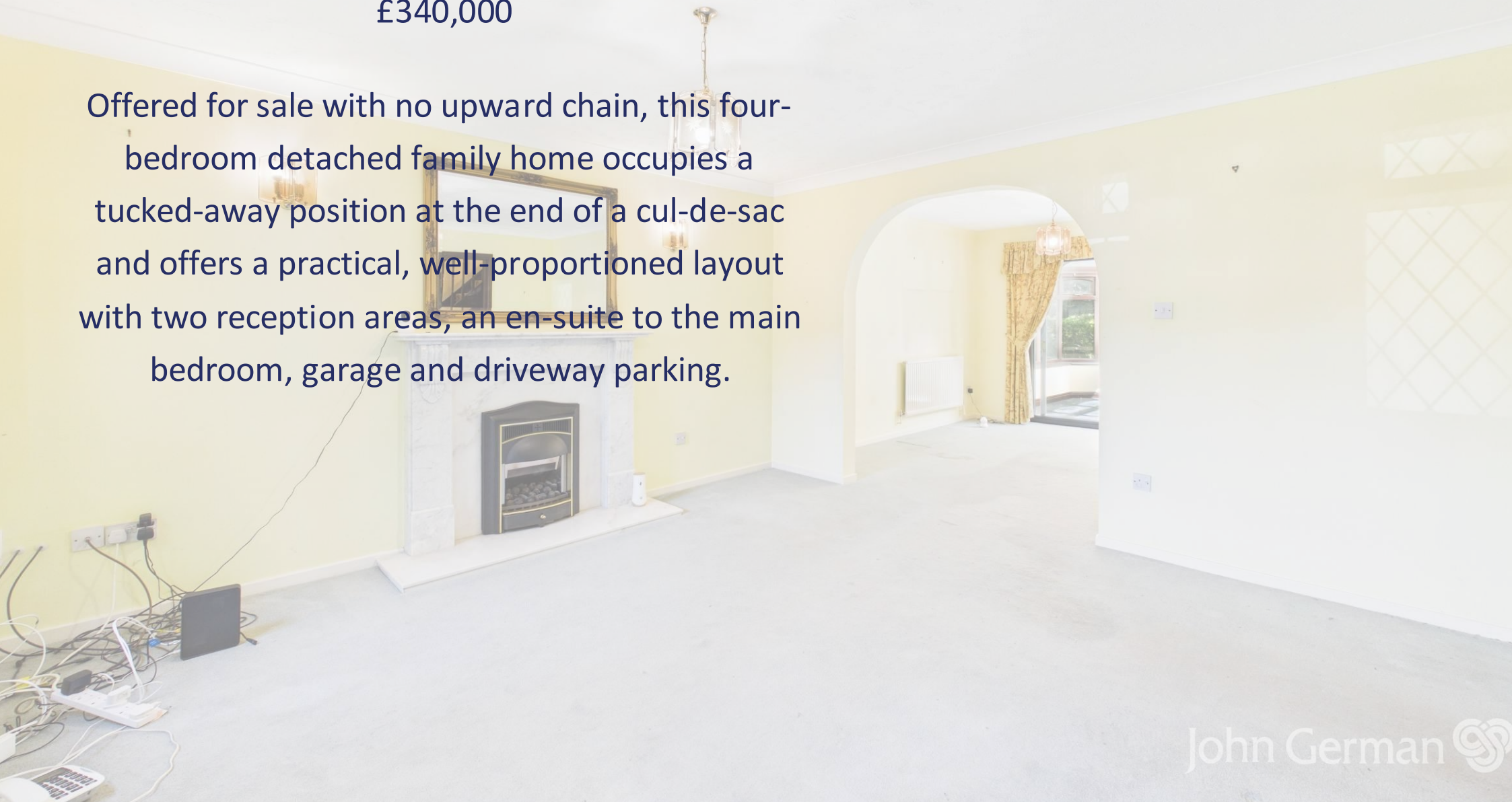


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Ashby-de-la-Zouch, LE65 1SP

£340,000

Offered for sale with no upward chain, this four-bedroom detached family home occupies a tucked-away position at the end of a cul-de-sac and offers a practical, well-proportioned layout with two reception areas, an en-suite to the main bedroom, garage and driveway parking.



The accommodation begins with an entrance hall providing access to the ground-floor WC, lounge and kitchen, with stairs rising to the first floor.

The lounge is a comfortable living space centred around a gas fire, with an archway opening naturally into the dining area. From here, sliding doors lead through to the conservatory, creating an easy flow between the main living spaces and providing an additional room overlooking the rear garden. French doors open directly from the conservatory onto the garden.

The kitchen is fitted with a range of wall and base units complemented by laminate worktops and includes a gas hob, electric double oven and space for a freestanding fridge/freezer. There is also useful access to an under stairs storage cupboard and through into the separate utility room.

The utility room provides further wall and base units, additional worktop space, a sink and room for multiple appliances. Doors from here lead out to the rear garden and into the integral garage, making it particularly practical for day-to-day family living.

Upstairs, the landing gives access to all four bedrooms and the family bathroom. The main bedroom benefits from its own en-suite shower room, fitted with a shower, low-level WC and wash hand basin. There are three further bedrooms, offering plenty of flexibility for children, guests or those needing a home office.

The family bathroom is fitted with a bath, low-level WC and wash hand basin.

Outside, the property has a lawned front garden alongside a block-paved driveway providing off-road parking and access to the garage. The garage itself has an up-and-over door to the front and internal access through to the utility room. To the rear is an enclosed garden, predominantly laid to lawn and with gated access around the side of the property. A paved pathway links the house and conservatory, while a block-paved seating area towards the rear of the garden provides space for outdoor dining and entertaining. Further benefits include gas central heating, an alarm system, freehold tenure and the considerable advantage of being offered with no upward chain.

The property enjoys a tucked-away position at the end of a residential cul-de-sac in Ashby-de-la-Zouch. The town centre offers a broad mix of independent shops, cafés, restaurants and everyday amenities, alongside larger supermarkets and retail facilities.

Ashby is also well placed for commuters, with the nearby A42 providing routes north towards the M1 and south towards the M42 and M6, while the A511 gives convenient connections towards Coalville and Burton upon Trent.

Overall, this is a well-proportioned detached family home offering four bedrooms, three versatile living areas, an en-suite, garage, driveway parking and a private rear garden, all combined with a cul-de-sac setting and no upward chain.

Agent's Note: It is our understanding that the section of the front lounge wall was repaired at some point in the past circa 2013. We are currently awaiting further information and any supporting documentation from the family of the deceased, which will be made available when received.

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: TBC

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: JGA22092026

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Ground Floor

Approximate total area⁽¹⁾

126.2 m²

1357 ft²



Floor 1



(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



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.

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.

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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		76 C
55-68	D	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
Burton upon Trent | Derby | East Leake | Lichfield
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JohnGerman.co.uk Sales and Lettings Agent



