

Naseby Drive

Ashby-de-la-Zouch, LE65 1LT

John
German





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£390,000

Gorgeous, contemporary and stylish family home which has been much upgraded and improved, extending to circa 1237sqft or thereabouts of family living space. In brief; reception hallway, bay windowed lounge, stunning open plan dining kitchen with adjoining conservatory, covered veranda, utility and cloakroom, alongside four bedrooms with the master having a refitted en-suite.



Viewing is highly recommended to fully appreciate this upgraded and beautifully appointed family home, being full of contemporary touches and finishes throughout.

On the ground floor, reception hallway has a turning staircase leading to the first-floor part-galleried landing with glass and oak framed balustrade rail. On your left, there is a useful store room / gym, implemented by dividing the existing integral garage which could easily be reinstated if required. On your right, you will find the bay windowed lounge which has oak flooring running throughout, feature contemporary radiator and at the focal point; a wall-mounted remote controlled fire.

The real heart of this home is the breath taking, stunning, open-plan, contemporary living / dining kitchen which has an adjoining conservatory / garden room. This space is beautifully appointed, being refitted with an extensive range of cabinets running along numerous walls with feature marble countertops. The central breakfast island provides further storage and a perfect place for morning coffee. There is also an extensive range of integral appliances fitted within, together with beautifully tiled flooring throughout and into adjoining conservatory / garden room which lies open plan to the kitchen.

From the conservatory, double French doors open into a covered veranda, perfect for entertaining which is the theme of the stunning rear garden beyond. Being hard landscaped for ease of maintenance, plus featuring paved and decked patio areas with a hot tub set beneath a pergola. This outdoor space is especially ideal for summer BBQs and entertaining.

Leading off the kitchen is a refitted utility room, matching the main kitchen space, together with a contemporary, refitted guest bedroom.

On the first floor, there is a lovely sized part-galleried landing with feature glass panelled balustrade. Leading off, you will find there are four bedrooms, all of which have the benefit of fitted wardrobes. The master bedroom is a particularly good size and benefits from its own private, refitted, fully tiled en-suite shower room with enclosed shower, WC, wash basin, and tall chrome ladder radiator.

The family bathroom has similarly been reappointed, having full-height tiling to the walls, a panelled bath, WC and pedestal wash hand basin.

Outside, the property sits in a cul-de-sac setting and lies back behind a wide, block-paved frontage which provides side-by-side parking for four vehicles. An up-and-over entrance door leads to the integral garage and opens to reveal a storage area. Gated side access leads you around to the lovely rear gardens.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

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

Our Ref: JGA/03062021

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







Approximate net internal area: 1301.45 ft² / 120.91 m²

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



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