



41 Spring Avenue, Ashby De La Zouch, Leicestershire, LE65 2RL, .
LE65 2RL

£550,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

This exceptional, six-bedroom family home offers a seamless blend of modern luxury and thoughtful design, beautifully extended and upgraded throughout. From the moment you step inside, you'll be greeted by high-spec finishes, stylish features, and an abundance of natural light. The heart of the home is the stunning open-plan kitchen and reception area, complete with quartz countertops, a large island, integrated Bosch appliances, and bi-fold doors opening onto the private garden. The master suite boasts a bay-fronted window, dressing area, and a sleek ensuite bathroom. With versatile living spaces, bespoke finishes, and generous bedrooms, this property is perfectly suited for contemporary family living. Set on a spacious plot with a single integrated garage and lovely views over the green, this home is nestled in a desirable location within Ashby De La Zouch. Early viewing is highly recommended to fully appreciate the quality and space on offer.

EPC Rating B Council Tax Band E

FEATURES

- Six Bedroom Executive family home
- Extended and up gradated
- Open plan kitchen dining family area
- Bi-fold doors to rear
- Bosh appliances
- Flexible family living with zoned heating
- Extended utility
- 6 Double bedrooms
- Two with ensuite shower rooms
- Garage and driveway



ROOM DESCRIPTIONS

Entrance Hallway

The property is entered via sealed unit wooden door with frosted glass into entrance hallway, benefiting from high gloss porcelain tiles, stairs leading to 1st floor landing, radiator, glass panels balustrading with oak handrails. Under four under providing extra storage for shoes. Wall-mounted thermostat control for gas central heating, the property benefits from zoned heating control, smoke alarm, upgraded lighting, oak fire door fitted to integral garage.

Sitting Room

3.75m x 5.22m (12' 4" x 17' 2") UPVC double glazed window to the front and side aspects, allowing plenty of natural light. The room features engineered oak flooring, light grey effect, providing a modern and stylish look. There is a double panelled radiator for efficient heating, a media panel for connectivity, and a smoke alarm for added safety.

Kitchen

Kitchen/Reception Room:

This beautifully extended, open-plan kitchen and reception room has been finished to a high specification. The space is flooded with natural light from Velux windows and bi-fold doors, which open out onto the garden. The kitchen features upgraded two-tone high-gloss cabinetry by Wren, complemented by under-cabinet lighting and a sleek tab-style splashback. The centrepiece is a stunning quartz worktop with a large kitchen island that doubles as a breakfast bar.

Integrated appliances include a Bosch double oven, an integrated fridge freezer, and a Bosch induction hob with an extractor fan above. The kitchen also boasts porcelain tiled flooring, integrated spotlights, and stylish pendant lights hanging over the island. Quartz worktops feature a drainer effect and a mixer tap for a clean, modern finish.

Sitting Area:

The sitting area is designed for relaxation, incorporating a bespoke media unit and a contemporary "Easy Glow" fire with log storage and mood lighting, perfect for cozy evenings. Additional features include integrated spotlights, electric blinds, and a radiator, providing comfort and convenience.

Separate Utility Room

4.58m x 1.67m (15' 0" x 5' 6") Extended utility room ideal for pets and boots room, benefiting from quartz worktops, stainless steel drainer sink with mixer tap set over, part tiled, UPVC double glazed window and door to rear aspect, integrated spotlights, extractor fan space and plumbing for washing machine, tumble dryer under counter lighting, high gloss units. The utility room also houses the Gas Central Heating Prologic Boiler.

Ground Floor WC

Part-tiled low flush WC, radiator, wall-mounted wash basin with mixer taps, lighting, consumer unit, and UPVC double-glazed frosted window to side aspect., lighting, consumer unit, UPVC double-glazed frosted window to side aspect.

Stairs leading to first floor landing from hallway

Landing

Bright and spacious, featuring an upgraded glass balustrade with oak effect handrails for a contemporary finish. A UPVC double-glazed window to the front aspect, complete with fitted blinds, allows natural light to fill the space. Includes a smoke alarm for safety and a convenient storage cupboard housing the pressurised hot water system.

Master Bedroom

3.39m x 3.59m (11' 1" x 11' 9") Featuring a UPVC double-glazed bay fronted window to the front aspect, offering picturesque views over the green beyond and enhanced by a deep windowsill. There is an additional UPVC double-glazed window to the side aspect, allowing extra natural light. The room includes a dedicated dressing area, equipped with sleek his-and-hers high gloss units with mirrored inserts, and benefits from a single-panel radiator for added comfort.

En-Suite

2.15m x 1.37m (7' 1" x 4' 6"): Part tiled with a wash basin set within a vanity unit, complemented by a mixer tap. It features a low-flush WC and a spacious double shower enclosure with tiling and a spotlight above. Integrated spotlights provide ample lighting, while the UPVC frosted double-glazed window to the side aspect ensures privacy. Includes a radiator for added warmth and an additional storage cabinet for convenience.

Bedroom Two

2.93m x 3.85m (9' 7" x 12' 8") Bedroom with a UPVC double-glazed window to the rear aspect, providing plenty of natural light. Includes a radiator and fitted wardrobes with integrated mirrored panels for added storage and style.



ROOM DESCRIPTIONS

Bedroom Three

2.88m x 3.17m (9' 5" x 10' 5") with a UPVC double-glazed window to the front aspect, allowing plenty of natural light. Features a single panel radiator, fitted wardrobes for ample storage, and is fully carpeted for comfort.

Family Bathroom

2.90m x 3.11m (9' 6" x 10' 2") low flush WC, sink set within a modern vanity unit, complemented by a wall-mounted extractor fan. Includes a separate bathtub and a spacious double shower, finished with stylish white brick bond effect tiles. The sink area benefits from a tiled splashback, while the floor is completed with contemporary grey brick bond tiles for a sleek, modern look.

Bedroom Four

3.05m x 2.87m (10' 0" x 9' 5") Situated on the first landing, featuring a UPVC double-glazed window to the rear aspect, providing a pleasant view and natural light. Includes a single-panel radiator for comfort and is fully carpeted. Currently utilized as an office space, offering a versatile area for work or study.

Bedroom Five

4.48m x 2.87m (14' 8" x 9' 5") with Alex windows and blinds benefiting from additional fitted wardrobes with mirror door spotlight single panel radiator excellent head height fitting carpet to bedroom

Bedroom Six

4.49m x 2.90m (14' 9" x 9' 6") Currently used as a second sitting room, Velux windows, radiator, would make an excellent teenagers room. The property has been extended and upgraded to a very high specification. Beautifully presented and enjoying a wealth of upgrades on a good size plot with a wonderful outlook to the front. Single garage that is integrated, sat within a popular location in Ashby de la Zouch. Viewing is highly recommended to appreciate the size and location and wealth of features.

Integral Garage

A standard-sized garage with an up-and-over door, benefiting from electric light and power. A personnel door provides access to the garage from the hallway.

Garden

A beautifully landscaped garden featuring porcelain paving slabs and a balustraded lawn area, creating a perfect sun trap for outdoor relaxation. For a peaceful retreat, enjoy the charming sunhouse, ideal for unwinding. The garden is fully enclosed with timber panel fencing, providing privacy and a serene outdoor space.

Agents Notes

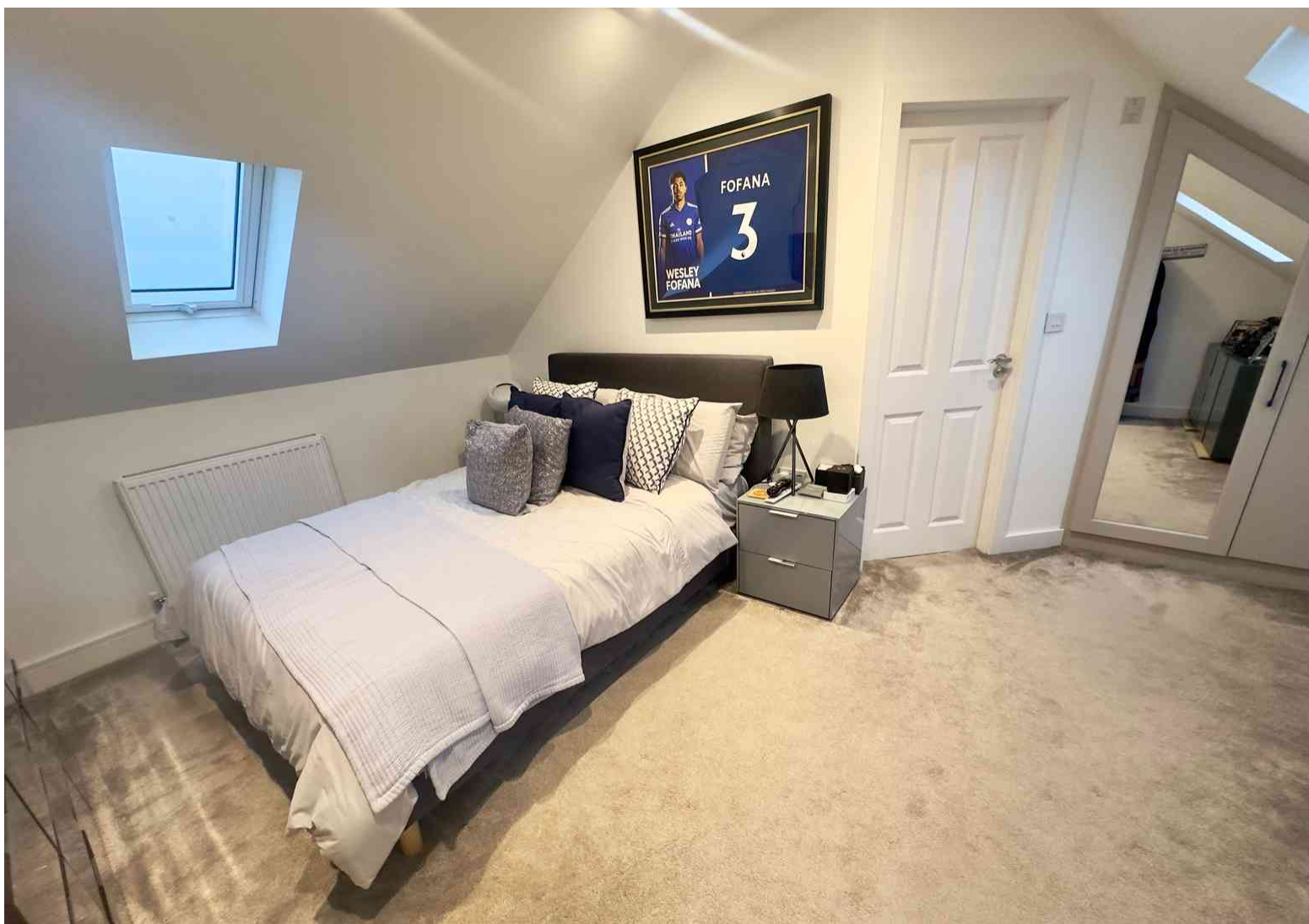
This property is believed to be of standard construction. The property is connected to mains gas, electricity, water and sewerage. Broadband speeds are standard 19mbps, superfast 62mbps and Ultrafast 1000mbps. Mobile signal strengths are strong for EE, Vodaphone, O2 and Three.

There is a Greenbelt Annual charge of £204.60 that can be paid monthly (over 10 months)

Legal Information

These property details are produced in good faith with the approval of the vendor and given as a guide only. Please note we have not tested any of the appliances or systems so therefore we cannot verify them to be in working order. Unless otherwise stated fitted items are excluded from the sale such as curtains, carpets, light fittings and sheds. These sales details, the descriptions and the measurements herein do not form part of any contract and whilst every effort is made to ensure accuracy this cannot be guaranteed. Nothing in these details shall be deemed to be a statement that the property is in a good structural condition or otherwise. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only. Photographs are taken with a wide angle lens. Nothing herein contained shall be a warranty or condition and neither the vendor or ourselves, Reddington Homes Ltd, will be liable to the purchaser in respect of any mis-statement or misrepresentation made at or before the date hereof by the vendor, agents or otherwise. Any floor plan is included as guide layout only. Dimensions are approximate and not to scale.







FLOORPLAN & EPC

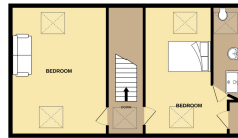
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		94
(81-91)	B	85	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	