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Coniston Gardens
Ashby-De-La-Zouch

- Exceptional detached family home
- Thoughtfully extended and renovated
- Spectacular open-plan kitchen and family space
- Spacious bay-fronted sitting room
- Versatile home office or playroom
- Four well-proportioned bedrooms
- Impressive main bedroom with en suite
- Detached garage with planning permission
- EPC Rating D / Council Tax Band E / Freehold

Welcome to Coniston Gardens, an exceptional detached family home that has been thoughtfully extended, comprehensively renovated and beautifully presented by the current owners.

Occupying a discreet, hedge-lined position within this highly desirable residential estate, the property offers an impressive combination of contemporary style, versatile accommodation and superb family living space. Further enhancing its appeal, the detached garage benefits from full planning permission for conversion under planning application 24/00358/FUL, providing an exciting opportunity for future owners to adapt the property even further to suit their individual needs.

From the outset, the quality of the renovation is immediately apparent, with the external elevations transformed by a sleek rendered finish complemented by rich wooden cladding, creating a striking and contemporary first impression. A welcoming approach leads to the entrance, where the property's exceptional presentation continues inside.

Accommodation:

Stepping into the impressive reception hallway, an abundance of natural light creates an inviting sense of space, with access branching off to all main ground floor rooms. Beautiful herringbone wooden flooring flows throughout much of the accommodation, providing a stylish and cohesive finish. At the heart of the home is a truly spectacular open-plan kitchen and family living space, finished to an exceptional standard. The kitchen features a striking central island, sleek complementary cabinetry and a comprehensive range of integrated appliances, while bi-folding doors open directly onto the rear garden, creating a superb connection between the inside and outside. A dedicated utility room sits conveniently adjacent.

Continuing through, the kitchen flows effortlessly into a magnificent family room, where a large roof lantern floods the space with natural light and further bi-folding doors provide another seamless connection to the garden. This versatile area is perfectly suited to both everyday family life and entertaining, offering an impressive social hub at the rear of the property. To the front, a spacious bay-fronted lounge provides a comfortable and more formal reception space, complete with a stylish media wall. Completing the ground floor is a versatile home office or playroom, enjoying views over the front, together with a useful guest cloakroom.

Ascending to the first floor, a spectacular gallery-style landing provides access to all four bedrooms and the family bathroom, further emphasising the sense of space throughout this impressive home. All four bedrooms offer comfortable proportions, with three offering space for double beds. The principal bedroom is particularly impressive, benefiting from a beautifully appointed en suite shower room finished with contemporary tiling, a walk-in shower and high-quality fittings. The three remaining bedrooms are served by a stylish family bathroom, complete with a matching three-piece suite and similarly high-quality finishes.

Gardens and land:

Externally, the rear garden provides a peaceful and private retreat, perfectly complementing the property's exceptional indoor-outdoor living. The extensive patio immediately adjoins the bi-folding doors, creating an ideal space for outdoor dining and entertaining, while areas of lawn extend towards the established borders. The discreet hedge-lined setting provides a pleasant degree of privacy, making the garden a wonderful space for both relaxing and enjoying family time.

Location:

Ashby-de-la-Zouch is a historic and highly regarded market town, offering an excellent range of everyday amenities alongside a vibrant town centre. Market Street and the surrounding streets are home to a variety of shops, cafés, restaurants and pubs, while the town also benefits from attractive green spaces including the Bath Grounds and Hood Park.

Set at the heart of the National Forest, Ashby is surrounded by attractive countryside, woodland and an extensive network of walking and cycling routes. The National Forest Way and Ivanhoe Way pass through the town, while Ashby Castle provides an impressive historic landmark at its centre.

The town is particularly well placed for access to the wider East and West Midlands, with the A42 providing convenient links towards Birmingham and Nottingham, while the A511 connects with Leicester, Burton upon Trent and surrounding towns.

Method of Sale:

The property is offered for sale by Private Treaty.

Measurements:

Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

Tenure:

The property is being sold freehold with vacant possession upon completion.

Local Authority:

Northwest Leicestershire District Council, Council Offices, Coalville, Leics, LE67 3FJ. Council Tax Band E.

Viewings:
Viewing strictly by appointment only via sole selling agent, Alexanders of Ashby-de-la-Zouch, 22 Market St, Ashby-de-la-Zouch, LE65 1AL.

Services:
The property is connected to mains gas, electricity, water, and drainage.

Please note that none of the services, systems or appliances, including; heating, plumbing, and electrics, have been tested by the selling agents.

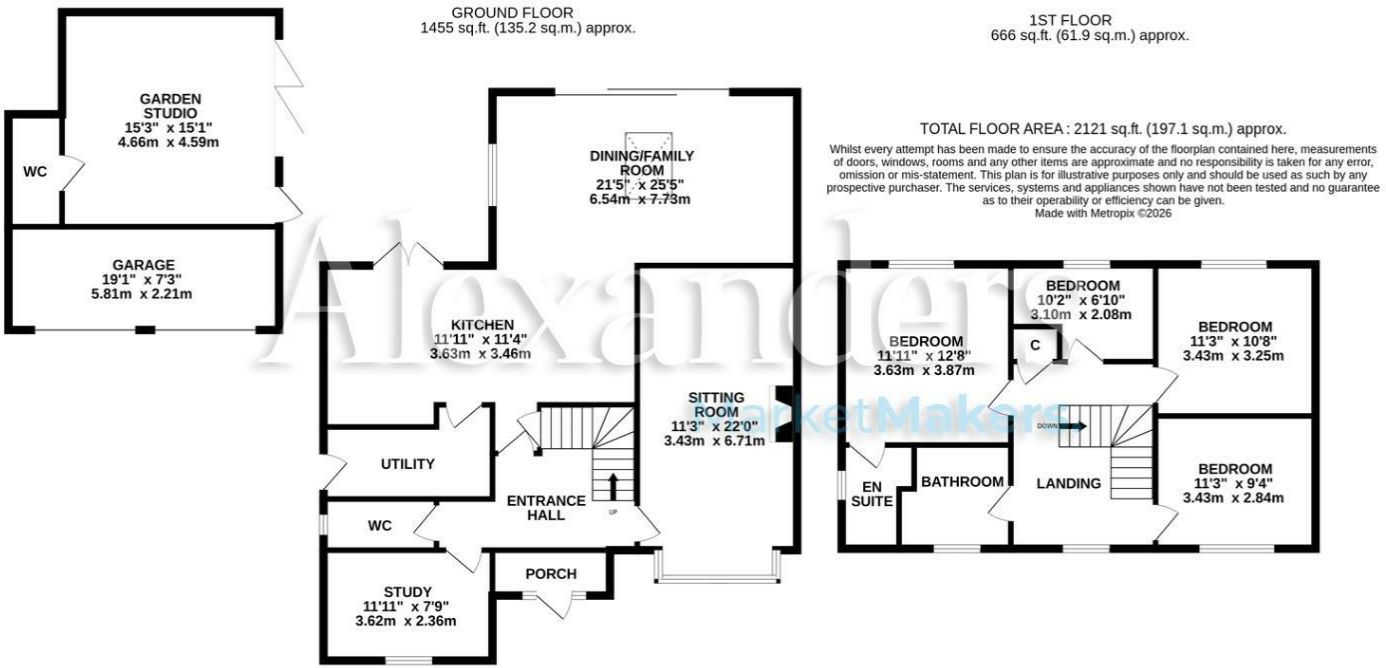
Public Rights of Way, Wayleaves & Easements:
The property is sold subject to all existing public rights of way, wayleaves, easements and other legal rights, whether or not specifically mentioned in these particulars.

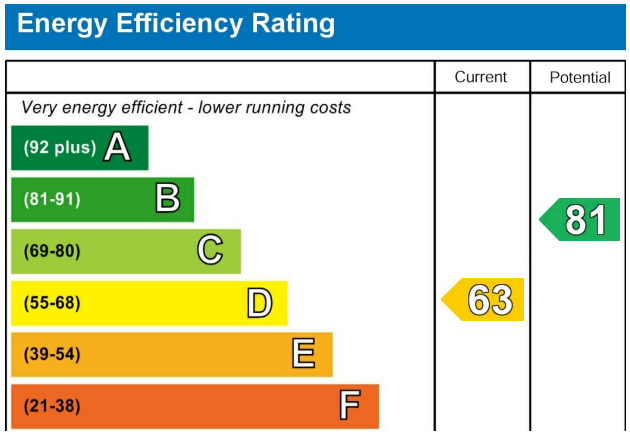
Plans and Boundaries:
The plans included in these particulars are based on Ordnance Survey data and are intended for guidance only. While believed to be correct, their accuracy is not guaranteed. The purchaser will be deemed to have full knowledge of the boundaries and the extent of the ownership. Neither the vendor nor their agents will be held responsible for defining ownership or boundary lines.

Technical Information:
Further details, including any covenants, overage provisions, or other relevant legal or technical information, can be provided upon request.

Money Laundering:
Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.

General Note:
These particulars whilst believed to be accurate set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these particulars of sale as a statement of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agents employment has the authority to make or give any representation or warranty in respect to the property.





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