



Smiths
your property experts

Clarence Place

Ashby-de-la-Zouch

- No upward chain
- Spacious and executive detached property
- Built by David Wilson Homes in the 'Holden' design
- Situated on the popular Hastings Park development
- High specification kitchen/diner and two reception rooms
- Four impressive double bedrooms and two bathrooms
- Private driveway and a detached garage
- Lovely, landscaped gardens with a seating terrace

General Description

Smiths Property Experts offer to the market, with no upward chain, this beautiful example of a 'Holden' design built by David Wilson Homes on the popular Hastings Park development in the highly regarded market town of Ashby-de-la-Zouch.

The property is presented in excellent 'move-in' condition throughout. Set in a peaceful cul-de-sac location within walking distance of the bustling Market Street, and several excellent schooling options. There is a private driveway with off-road parking for two vehicles and a detached garage. To the rear are lovely, landscaped gardens with a lawn and a seating terrace.





The Property

Internally, the property offers spacious and bright accommodation extending to approximately 1,465 square feet, excluding the garaging. A central hall leads to a WC, a study/playroom, a bay fronted sitting room, and to the rear of the house, a high specification kitchen/diner with direct garden access through a glazed bay. The kitchen has a full suite of integrated appliances and granite work surfaces. There is also a useful utility room.

The generous first-floor landing leads to four impressive double bedrooms, with plentiful built-in storage and wardrobes, and a contemporary four-piece family bathroom. The main bedroom suite also affords an en-suite shower room.

The Location

The position of the property is of particular note. Clarence Place is a peaceful cul-de-sac of well-maintained family homes on the Hastings Park development. There is a playground just a 1-minute walk away, and easy access to excellent schools and the town centre.



The market town of Ashby-de-la-Zouch offers a wide range of amenities, including delis, cafes, pubs, restaurants, shops, and boutiques. There are beautiful walks at Willesley Park Golf Club, Hicks Lodge, and Conkers Waterside Centre in the National Forest. The town provides easy access to Nottingham, Birmingham, Derby, and Leicester. Birmingham and East Midlands airports are accessible via the A42/M42 motorway network.



Property Information

EPC Rating: C.

Tenure: Freehold. Council Tax Band: E.

Local Authority:

North West Leicestershire District Council.

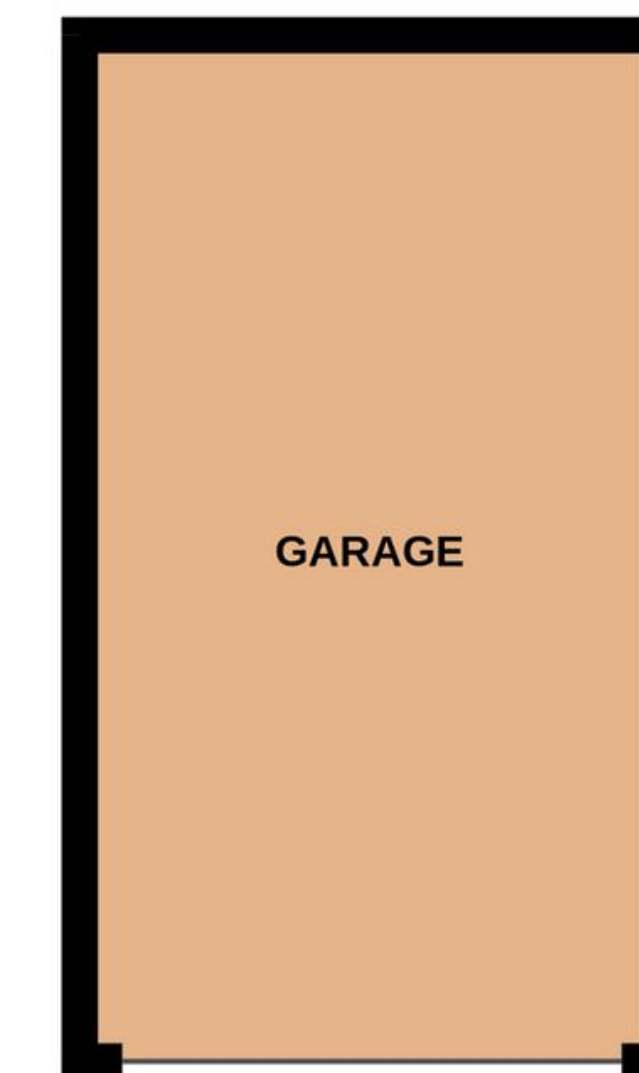
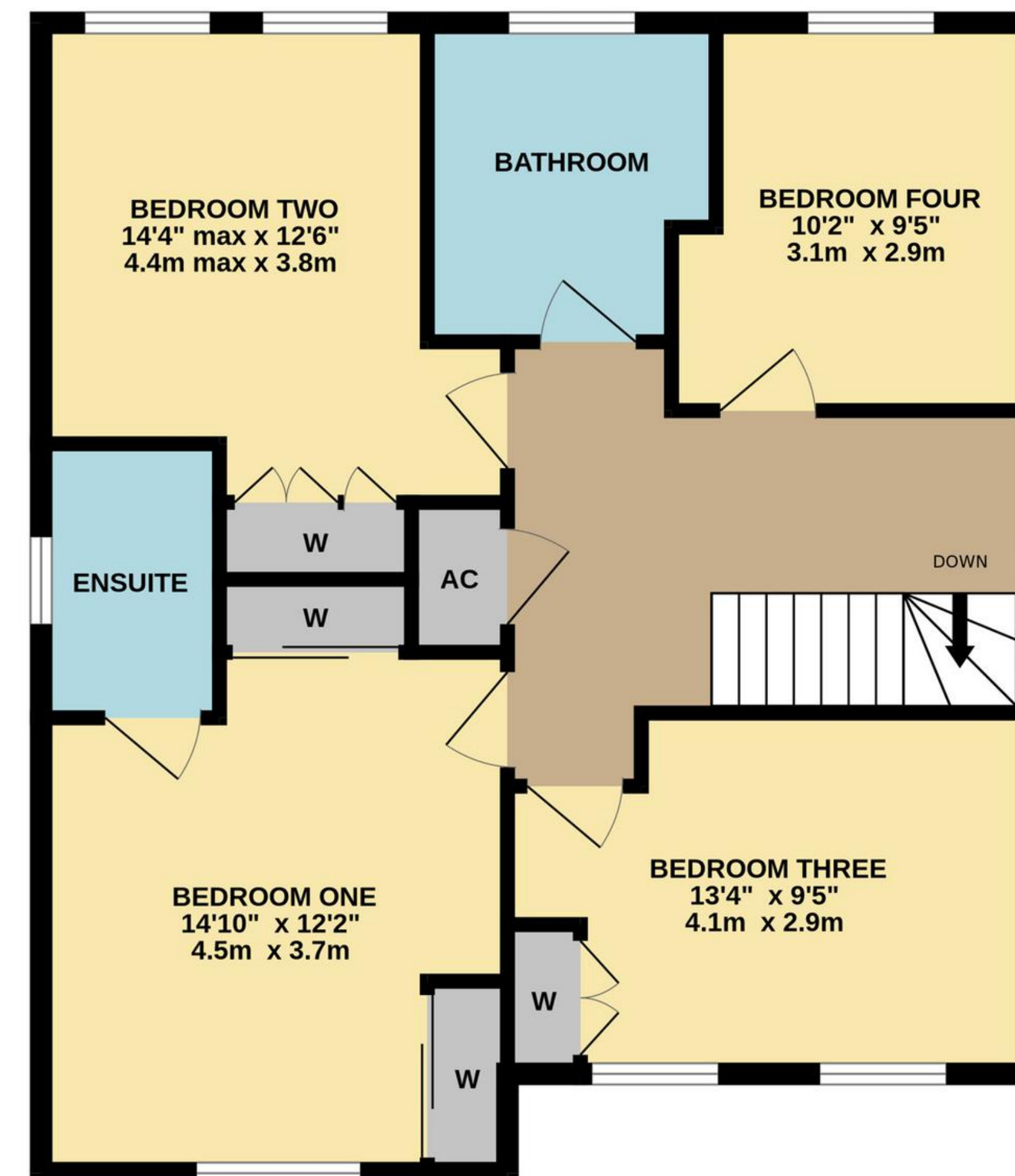
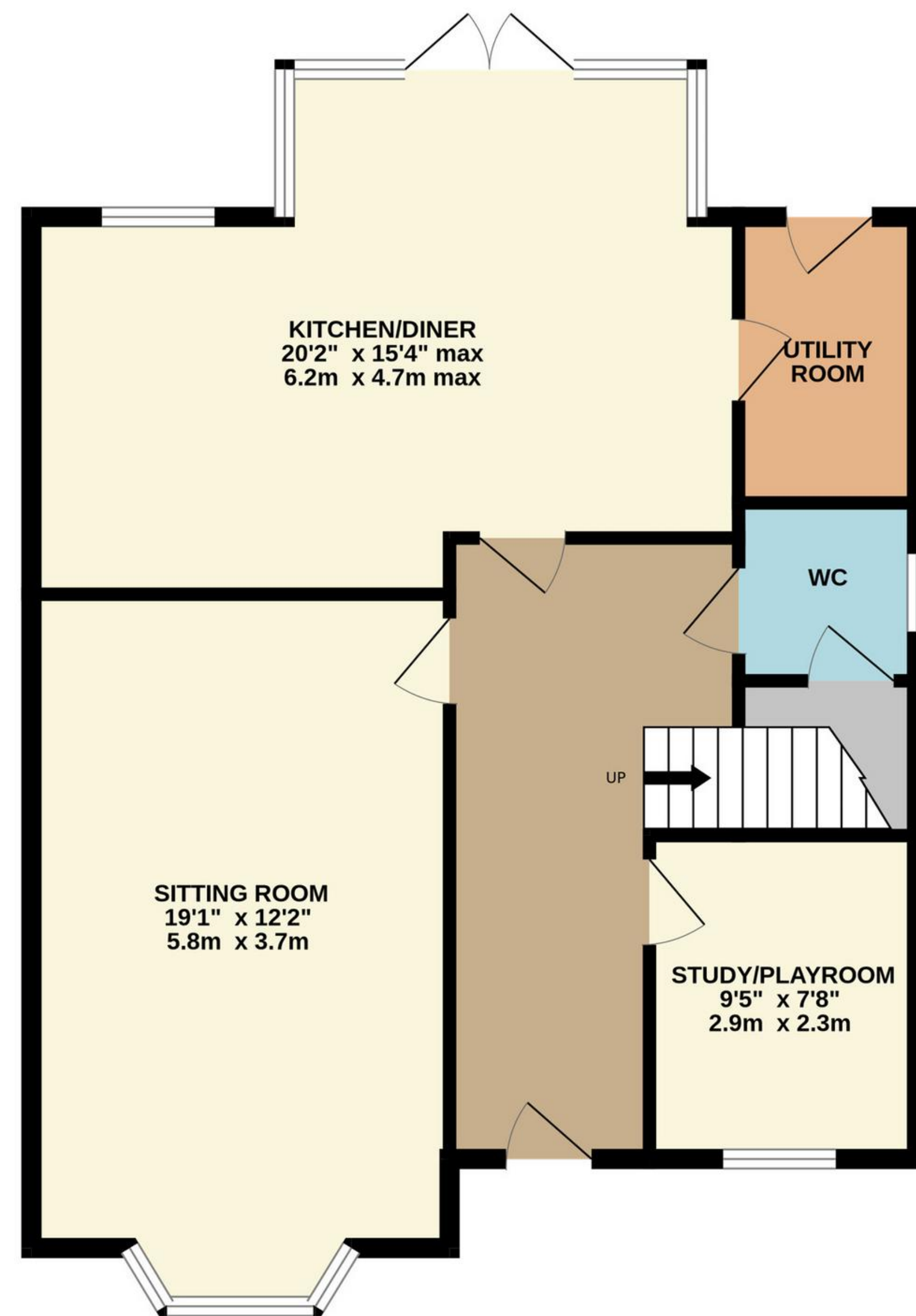
Important Information

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. These particulars do not constitute any part of an offer or contract. All measurements should be treated as approximate and for general guidance only. Photographs are provided for general information, and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale. Any outline plans within these particulars are based on Ordnance Survey data and are provided for reference only.

Smiths Property Experts

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TOTAL FLOOR AREA : 1704 sq.ft. (158.3 sq.m.) approx.

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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