



25 Templar Road, Ashby de la Zouch, Leicestershire, LE65 2AD

HOWKINS &  
HARRISON  
INCORPORATING ANDREW JOHNSON



25 Templar Road,  
Ashby de la Zouch,  
Leicestershire, LE65 2AD

Asking Price: £465,000

Constructed by David Wilson Homes with additional landscaping, internal alteration and exclusive finish. A 'Leyton' design four bedroom detached family house offered for sale with no upward chain and featuring an open plan living/dining kitchen, landscaped gardens and off street parking for several vehicles, within walking distance of Ashby town centre.

The property briefly incorporates a separate study/playroom, generous bay fronted lounge with reception hall and utility, staircase then rises to the four double bedrooms, each with fitted wardrobes, the main benefiting from a contemporary en-suite shower room/WC.

#### Features

- Remaining NHBC warranty
- Generous open plan granite top living kitchen
- Bay fronted sitting room and separate playroom/study
- Four double bedrooms
- Ample off street parking and garage
- Beautifully landscaped and expensively walled rear garden





## Location

The historic market town of Ashby de la Zouch has links back to Roman times. Historically the town was dominated by the 12th century manor house, eventually becoming a 15th century castle belonging to the Hastings family. Today this is a thriving community on the north side of the A42 dual carriageway, with excellent road links south-west via the M42 to Birmingham and Birmingham International Airport, or north-east to the M1 motorway corridor with East Midland conurbations beyond and Nottingham East Midlands Airport at Castle Donington.

The town boasts a wealth of main brand high street shops, banks and building societies, together with boutique shops offering a selection of shopping opportunities. Popular schooling includes four primary schools, middle school and Ashby School with associated sixth form and boarding facilities.



## Accommodation Details - Ground Floor

This delightful double fronted family home enjoys an open canopy with traditional half panelled double glazed entrance door to the reception hall, featuring polished tile flooring and generous built in double door cloakroom cupboard. Overlooking the rear elevation and enjoying a triple aspect is the bay fronted sitting room with French doors and side screens onto the rear patio which in turn link by matching French doors with side screens to the living/dining kitchen. A generous space enjoying a triple aspect including bay windows to the front elevation, featuring granite topped worktops with a range of eye level and base units together with space for an American style fridge freezer. Elsewhere on the ground floor is separate playroom/study overlooking the front elevation, cloakroom WC and utility room.

## First Floor

From the entrance hall a staircase rises to the first floor landing, here there are four double bedrooms each featuring built in wardrobes and the main of which also includes a modern en-suite shower room/WC. Finally on the first floor is the four piece family bathroom with separate shower.







## Outside

Externally the gardens have been landscaped with easy maintenance in mind also maximizing daytime and evening sunlight with a circular lawn, framed decked and easy to maintain paved patio garden with raised floral beds and borders featuring outdoor lighting and a timber pergola. The property also has the benefit of a generous driveway providing off street hard-standing for at least two/three vehicles and garage.



With NHBC warranty remaining, this is a delightful David Wilson 'Leyton' executive detached family home, well worthy of detailed internal viewing.







## Viewing Arrangements

Strictly by prior appointment via the agents Howkins and Harrison on 01530 410930

## Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## Services

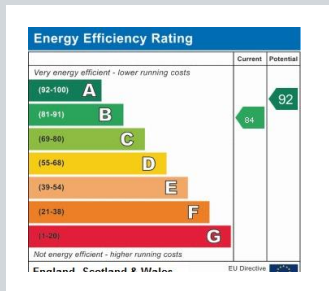
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

## Local Authority

North West Leicestershire District Council - 01530 454545

## Council Tax

Band - E



## Howkins & Harrison

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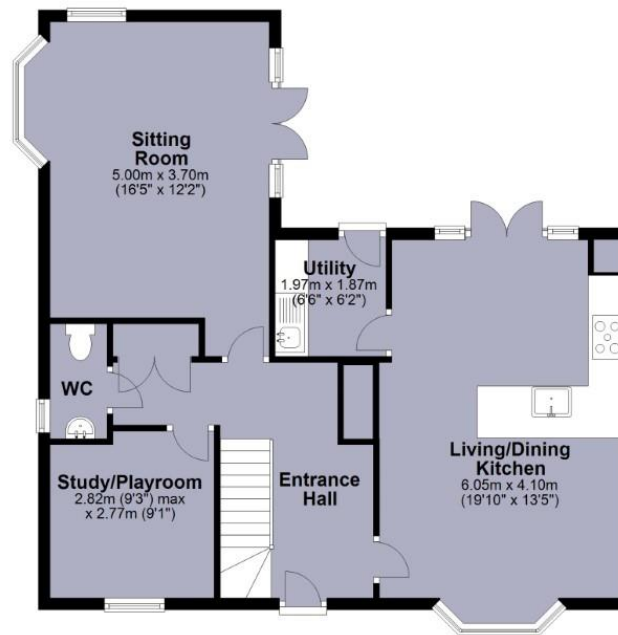
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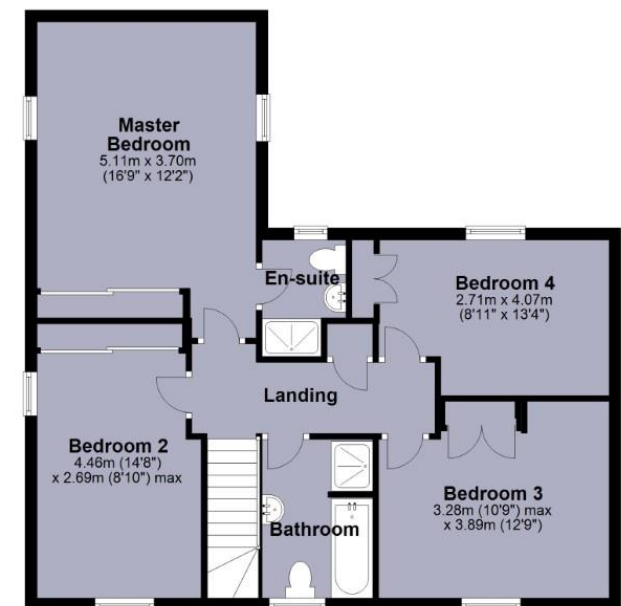
### Ground Floor

Approx. 72.0 sq. metres (775.3 sq. feet)



### First Floor

Approx. 72.2 sq. metres (777.1 sq. feet)



Total area: approx. 144.2 sq. metres (1552.5 sq. feet)

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. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. 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.