



4 Willesley Close, Ashby de la Zouch, Leicestershire, LE65 2QB

HOWKINS &
HARRISON
INCORPORATING ANDREW JOHNSON

4 Willesley Close,
Ashby de la Zouch,
Leicestershire, LE65 2QB

Asking Price: £745,000

Rarely do properties of this caliber and location come available. Located on the fringe of Ashby de la Zouch within walking distance of local primary schools and secondary schooling yet convenient for the National Forest and commuter alike.

Features

- Luxury detached family home
- Four double bedrooms
- Prime Ashby address
- Convenient for the M42/National Forest
- Willesley primary and Ashby secondary school catchment
- Living accommodation extending to over 2000 sqft
- Contemporary fittings throughout
- Large open plan living/dining kitchen
- Over sized garage with workshop
- 1/3 acre garden plot



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.

The Hicks Lodge cycle & walking paths are close by.



Ground Floor

A recently installed traditional style entrance door leads to the reception hall which features gloss tiled flooring with underfloor electric heating, hand built oak staircase rising to the first floor accommodation. Enjoying a dual aspect off the entrance hall is the extended 24ft sitting room with bi-fold doors opening onto the south west facing rear patio and landscaped gardens. This room flooded with light benefits from oak style flooring and a polished stone fireplace with inset living flame gas fire. Running from the sitting room, also having the added benefit of a bay window seat overlooking the rear garden is the family room. From the entrance hall, the tiled floor leads through to a large open plan living kitchen which has been fitted with a contemporary finish throughout including eye level and base units, Fenix work surfaces and a range of integrated appliances including an induction hob, designer cooker hood, 'Neff' fan assisted oven and matching combination microwave, dishwasher and upvc double glazed windows and matching bi-fold doors onto the south facing rear patio and gardens.

Finally on the ground floor there is a utility room with storage and rear door access, cloakroom WC with contemporary fittings.

First Floor

A light and spacious landing with built in floor to ceiling airing cupboard and twin windows to the front elevation leads to four double bedrooms. The master bedroom is located on the rear overlooking the gardens with built in floor to ceiling wardrobes and a fully tiled contemporary shower room. The guest double bedroom also overlooks the rear gardens and has the added benefit of a second en-suite, whilst bedroom three and four both doubles of generous proportions. The family bathroom has been fully re-fitted with a contemporary suite including a 'L' shaped bath with shower over and fully tiled walls.





Outside

Garage & Workshop

A particular feature of this property and ideal for those who like to have access to a workshop or similar is the double garage with work space and inspection pit.

Gardens & Grounds

The property is approached over block brick framed tarmacadam driveway with off standing for numerous vehicles, gated access to the side leads to the rear gardens. Another feature of this fine family home is the easily maintained rear garden which benefits from a private south westerly aspect, being of generous proportion. Currently sub divided to create lawns with a large granite paved patio running the full width of the property, steps rising to the raised lawns with established shrubs, floral borders and mature hedge perimeter.

A most impressive, individual, spacious family home in a sought after residential location.





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

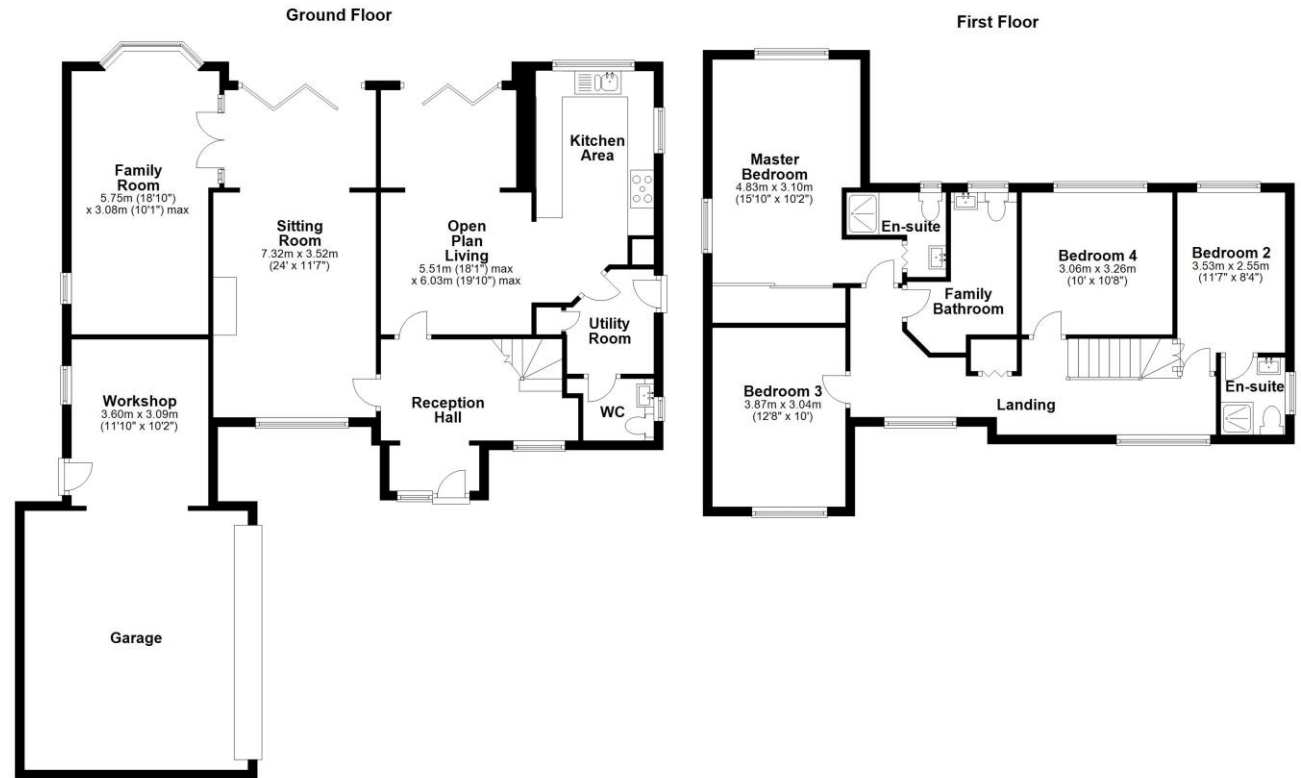
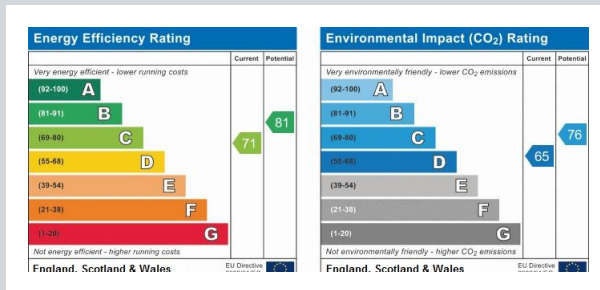
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

North West Leicestershire District Council - 01530 454545

Council Tax

Band - F



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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.



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