



6 Hungerford Close, Ashby de la Zouch, Leicestershire, LE65 1FT

**HOWKINS &
HARRISON**
INCORPORATING ANDREW JOHNSON

6 Hungerford Close,
Ashby de la Zouch,
Leicestershire, LE65 1FT

Asking Price: ?

Only a short walk away from Ashby town centre and situated on the popular Hastings Park development. A four bedroom family home not to be missed. Offering versatile living accommodation over two floors, this property briefly comprises of a generous bay fronted living room, separate dining room and study, dining kitchen with walk in bay windows opening onto the gardens via French doors, cloakroom WC and utility area. To the first floor there are four double bedrooms, one of which has an en-suite shower room. Externally there is an enclosed landscaped garden with patio, off road parking and garage.

Features

- Well presented family home
- Four double bedrooms
- One bedroom with en-suite bathroom
- Breakfast kitchen
- Three reception rooms
- Enclosed private west facing rear garden
- Off road parking and single garage
- Ashby school catchment



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

A traditional entrance canopy with double glazed entrance door leading into the hallway with cloakroom cupboard and staircase rising to the first floor. Dominating the ground floor accommodation is a generous bay fronted living room, whilst to the rear is a separate dining room. Also overlooking the front elevation is the study, elsewhere enjoying west facing aspect over the rear gardens with walk in bay window featuring French doors is the modern breakfast kitchen and open access to the utility room. Finally on the ground floor is a cloakroom WC.

First Floor

From the first floor landing, there is access to all four double bedrooms including a principal bedroom located on the front elevation having the added benefit of a modern en-suite shower room/WC. Finally there is a three piece family bathroom to the rear.

Outside

Externally there is ample off street parking for at least two vehicles leading to the detached garage. Gated access to the rear garden, which has been landscaped with paved patio and timber deck dining area, overlooking shaped lawns with established borders..

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

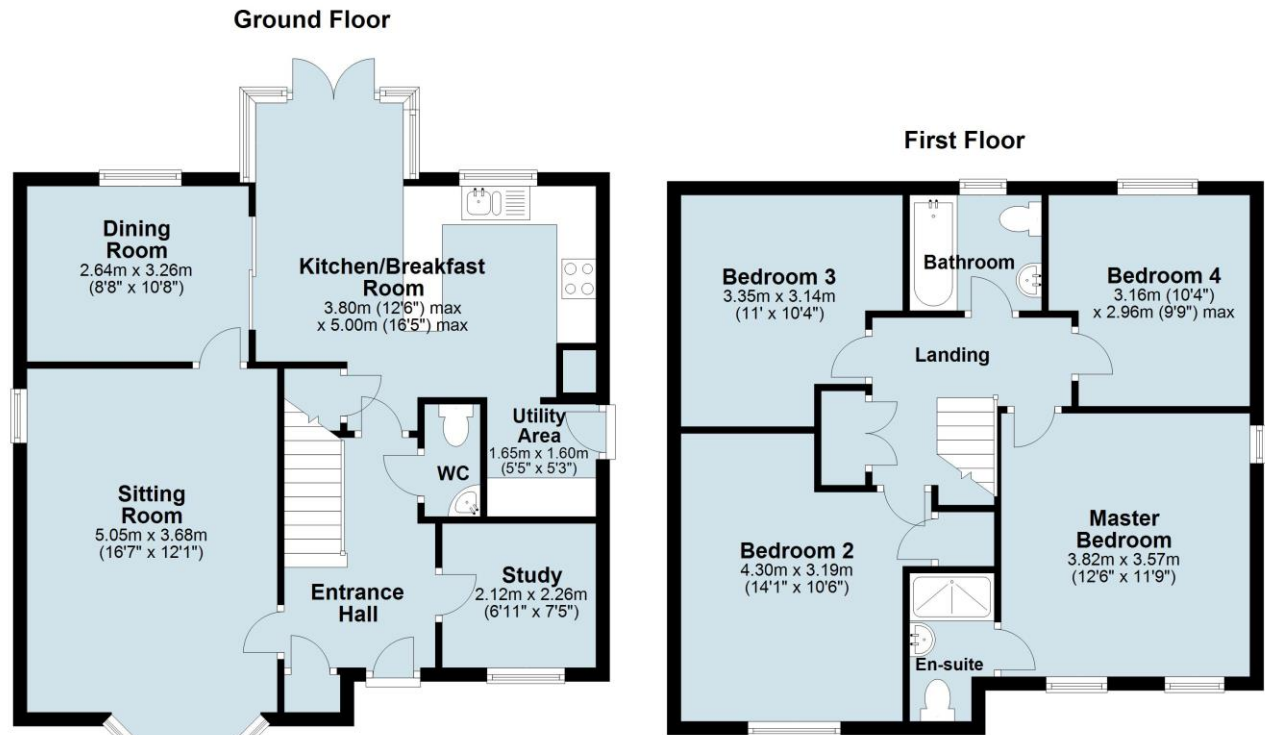
North West Leicestershire District Council - 01530 454545

Council Tax

Band - E

**HOWKINS &
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AWAITING EPC



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