



Appletree House, 7A Lower Packington Road, Ashby de la Zouch, LE65 1GD

HOWKINS &
HARRISON
INCORPORATING ANDREW JOHNSON

Appletree House,
7a Lower Packington Road,
Ashby de la Zouch, LE65 1GD

Guide Price: £475,000

Ready for occupation early 2022.

A bespoke designed house by award winning architect 'Urban Designs' is this contemporary, luxury, four double bedroom detached family home with double garage. Located in a traditional setting ideal for walking into Ashby town centre and schools. This deceptive property includes a ground floor living room, separate WC and 26 foot open plan living space with bi-fold doors onto the rear garden together with useful utility room.

Features

- Four bedrooms
- Superbly appointed throughout
- Full LABC warranties
- Detached double garage, off street parking
- Landscaped gardens



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 Midland 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 contemporary entrance door with inset opaque double glazed panel leads into the reception hall with staircase having polished natural wood handrails rising to the first floor landing. From here there is direct access to the ground floor cloakroom and front living room with feature floor length windows, whilst at the rear dominating the ground floor and overlooking the rear gardens is a magnificent 26ft living space featuring bi-fold doors onto the landscaped block brick patio and garden, ideal for outdoor dining/entertainment. Also featuring A chimney breast with preparation for log burner and a contemporary high-gloss kitchen with granite work surfaces and Bosch appliances. Finally on the ground floor is a separate generous utility room with sink unit and additional storage.

First Floor

Overlooking the rear elevation with contemporary downlights and a feature wall is the master bedroom with en-suite shower room comprising a twin shower cubicle and Roca fittings. There are also three further double bedrooms including guest bedroom with feature window and a four piece family bathroom/WC including twin bath and twin shower cubicle, again with Roca fittings.





Outside

To the front elevation there is mature hedging and block paved pathways leading to the entrance door and side access. Whilst to the rear, the garden has been landscaped with a block paved patio and pathways adjacent to the bi-fold doors leading via turfed lawns to the separate parking apron and further bin storage. The property boasts a generous double garage and additional parking.



Located close to Ashby town centre with its excellent facilities and schools for all ages.





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

TBC

**HOWKINS &
HARRISON**

AWAITING EPC

Howkins & Harrison

58 Market Street, Ashby de la Zouch,
Leicestershire LE65 1AN

Telephone 01530 410930

Email ashbyproperty@howkinsandharrison.co.uk

Web howkinsandharrison.co.uk

Facebook HowkinsandHarrison

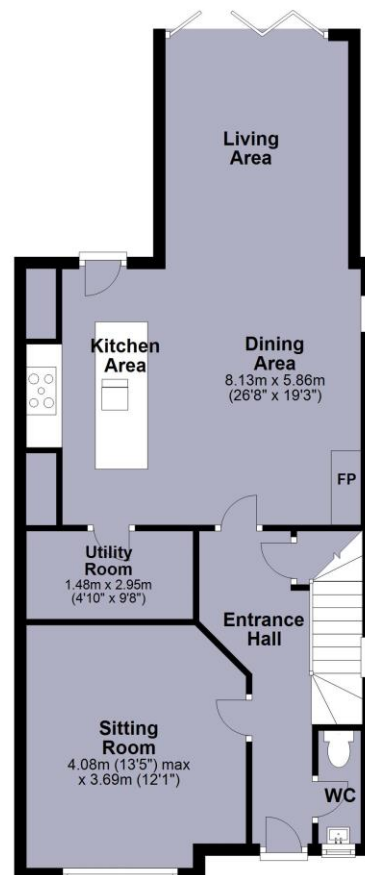
Twitter HowkinsLLP

Instagram HowkinsLLP

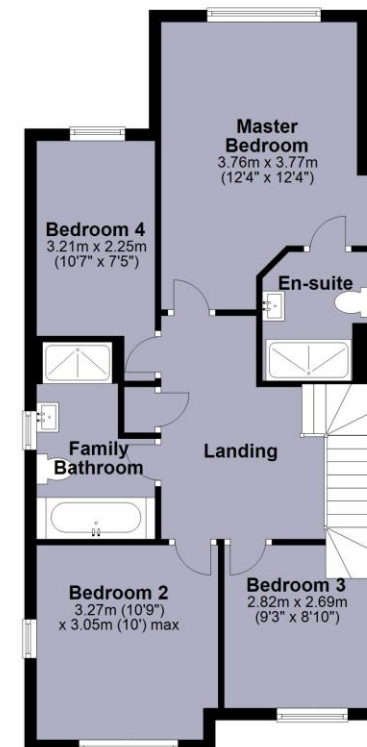


This document is made from fully recyclable materials.
We are working on ways to move all of our products to recyclable solutions.

Ground Floor



First Floor



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.