



DAVIDSONS
HOMES

THE CARNEL
3 BEDROOM
MID-TERRACE
HOME

An exclusive opportunity to own
a desirable new property that
provides comfortable living with
craftsmanship of the highest calibre.

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Plot 160, The Carnel Ashby Gardens, Spring Avenue, Ashby-De-La-Zouch, Leicestershire LE65 2BB
Guide Price £256,995

The Carnel, Plot 160 an attractive three bedroom mid-terraced home. Davidsons Homes offer an exclusive opportunity to own a desirable new property, that provides comfortable living with the craftsmanship of the highest calibre. Help to Buy available for first time buyers. Please enquire for further details on 01530 410930 Option 1

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

Telephone 01530 410930

Email ashbyproperty@howkinsandharrison.co.uk

Website howkinsandharrison.co.uk

Branches across the region and an office in central London

Howkins & Harrison is the trading name of Howkins & Harrison LLP.

PARTNERSHIP NO. OC316701 VAT REGISTRATION NO. 272 4321 77 REGISTERED IN England and Wales REGISTERED OFFICE 7-11 Albert Street, Rugby, Warwickshire CV21 2RX

THE DEVELOPMENT - ASHBY GARDENS

Ashby Gardens, consists of around 390 properties with only around 50 properties still to build before the site is finished. The development is pretty impressive with wide roads, green open spaces and traditional style properties with lots character. Established for five and a half years, Ashby Gardens is not a typical new build estate with repetitive housing throughout. This is different and stand alone, Davidsons pride themselves on street scenes, something they work incredibly hard to design. Even if it's different paint colours, bricks and roof tiles, every home looks unique.

There is a new medical centre next door to the development, and a small co-op convenience store with a recently added café- The Olive Branch.

A primary school has been confirmed and has been built near to the Medical Centre (next to phase 1) and opened it's doors in September 2021. An elderly care home is in the process of being built also next to phase 1.

ASHBY DE LA ZOUCH

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

Comprising entrance hall with stairs rising to the first floor, doorway to sitting room leading to an inner lobby with cloakroom WC and access to the kitchen dining area, with doors opening onto the rear garden. To the first floor there are three bedrooms and a family bathroom.

AGENTS NOTE

Please note all images are for illustration purposes only - there may be variations on specific plots

Viewing Arrangements

Strictly by prior appointment via the agents Howkins and Harrison on 01530 410930 Option 1

Local Authority

North West Leicestershire District Council - 01530 454545

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. 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.



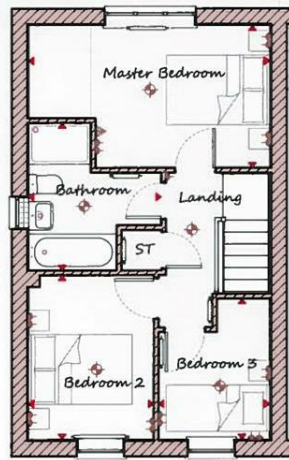
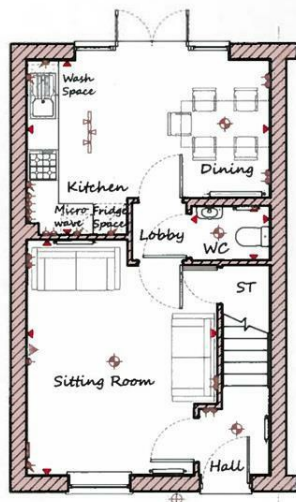


DAVIDSONS
HOMES

THE CARNEL
FLOOR PLANS



Davidsons Homes.
Wilson House, Leicester Road,
Ibstock, Leicestershire, LE67 6HP
T: 01530 261 444
www.davidsonsgroup.co.uk



Ground Floor

Sitting Room	3660	x	4535	12'0"	x	14'11"
Kitchen/Dining	4660	x	3375	15'3"	x	11'1"
WC	1500	x	1050	4'11"	x	3'5"

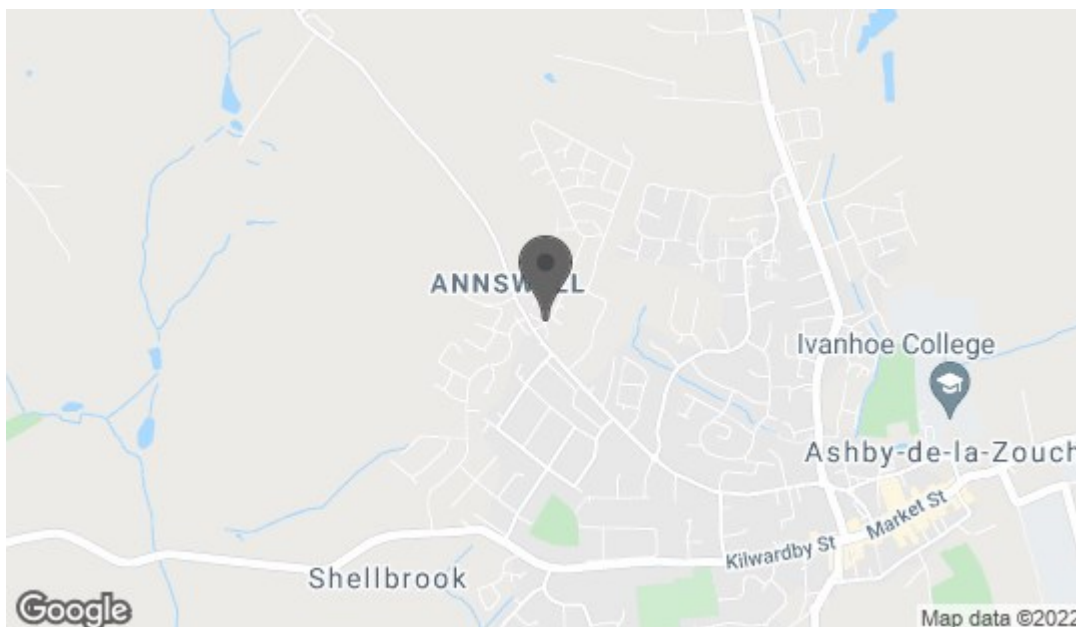
First Floor

Master Bedroom	4660	x	2760	15'3"	x	9'1"
Bedroom 2	2420	x	3175	7'11"	x	10'5"
Bedroom 3	2145	x	2720	7'0"	x	8'11"
Bathroom	2565	x	2845	8'5"	x	9'4"

Key

Dimension location	External light	Ceiling light	Downlight
3 bar light	Radiator	TV aerial	Media plate
Double socket	High double socket	Low socket	High socket

This is an artistic interpretation, variations in elevational styles, finishes and floor plans may vary. Please consult with your Sales Manager for details of the development and plot. Measurements provided are within + or - 50mm.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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