



21 Rushey Close, Ashby de la Zouch, Leicestershire, LE65 2WA

HOWKINS &
HARRISON
INCORPORATING ANDREW JOHNSON

21 Rushey Close,
Ashby de la Zouch,
Leicestershire, LE65 2WA

Asking Price: £260,000

Brought to market on this popular new Bellway Homes development in Ashby De La Zouch is a very well presented three bedroom semi-detached property.

Situated at the bottom of a quiet cul de sac, offered for sale with no upward chain, the property comprises of an immaculate kitchen/diner with integrated appliances, reception lounge, three bedrooms, family bathroom and en-suite shower room.

Externally you will find ample off road parking and a private rear garden with a small patio area ideal for entertaining.

Features

- No upward chain
- Constructed in 2020 by Bellway Homes
- Remainder of NHBC warranty
- Lounge and generous dining kitchen
- Three bedrooms
- Principal bedroom with en-suite shower room
- Double width driveway
- Ashby Schools 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.



Accommodation Details - Ground Floor

A Upvc double glazed entrance door leads into the entrance hall with staircase rising to a first floor landing. On the ground floor there is a front sitting room with a fireplace and separate dining kitchen fitted with modern white units, separate pantry and window overlooking the rear garden.

First Floor

To the first floor, there are two double bedrooms both of which have built-in floor to ceiling wardrobes and a bathroom/WC.

Outside

The property benefits from off street parking to the front elevation and rear gardens with separate pedestrian access.

Viewing Arrangements

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

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

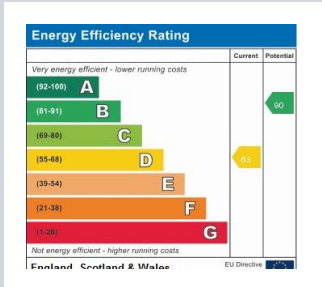
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

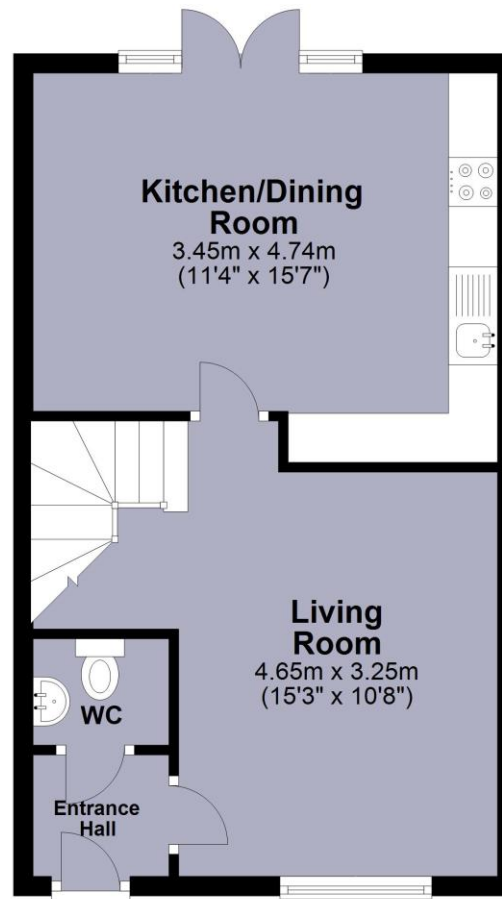
North West Leicestershire District Council - 01530 454545

Council Tax

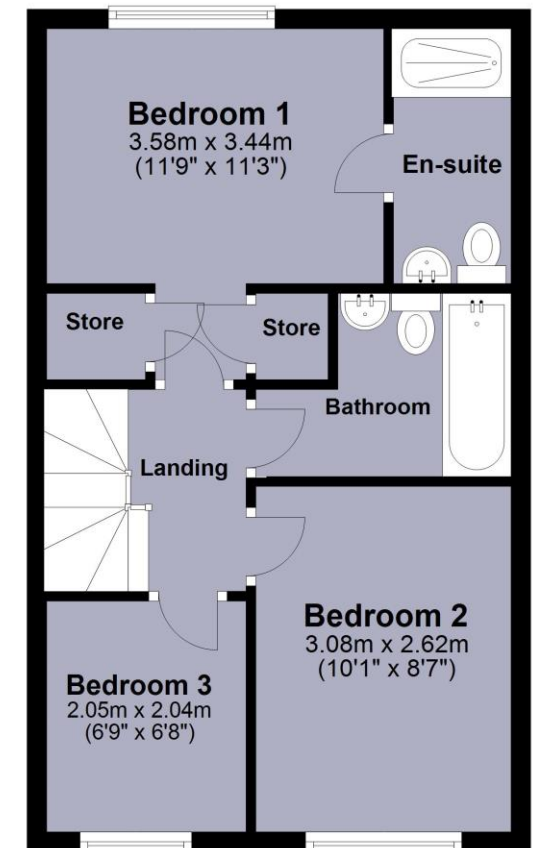
Band - B



Ground Floor



First Floor



Howkins & Harrison

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