



82 Bishop Hall Road, Ashby-De-La-Zouch, Leicestershire, LE65 2UR

Guide Price £550,000

Located on this popular development within Ashby De La Zouch and situated on a generous plot. A four bedroom property having been modified and improved to make a superb family home. Offering spacious accommodation, set over two floors, the property benefits from two generous size reception rooms on the ground floor alongside a modern fitted kitchen/dining room/snug. To the first floor there are four good size bedrooms, two of which benefit from their own en suite shower rooms and there is a family bathroom. Externally the property offers an abundance of parking and good sized rear garden.

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

Telephone 01530 410930

Email ashbyproperty@howkinsandharrison.co.uk

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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

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 high street brand shops, many independent traders, boutiques and coffee shops. Located adjacent to primary access links further amenities include supermarkets including M & S Simply Food. Popular schooling includes five primary schools, secondaries include Ivanhoe School and, Ashby School with associated sixth form.

ACCOMMODATION DETAILS - GROUND FLOOR

Accessed via a traditional entrance door, leading into a spacious hallway giving access to all of the ground floor living space. Overlooking the left, front elevation is a good sized reception lounge whilst to the right is a separate reception room that has been modified from the integral garage into a good sized study/play room. Across the rear of the property is a brilliantly sized kitchen/dining/living room that stretches across the back of the house and overlooks the rear garden. As well as being generous in size the kitchen offers ample work preparation surfaces alongside multiple matching floor and wall mounted units. To complete the ground floor accommodation there is a useful utility room, cloakroom WC and a number of handy storage cupboards.

FIRST FLOOR

A straight flight staircase leads up onto the first floor landing with doors leading off to all four bedrooms. The principal bedroom benefits from built in wardrobes, a dressing area and a three piece en- suite shower room. The second bedrooms is double in size and also has the benefit of an en-suite shower room, whilst the remaining two good size double bedrooms have use of the contemporary four piece family bathroom.

OUTSIDE

Externally the property has a lot to offer being, situated on a generous sized plot and down a quiet, private cul de sac. With a double width tarmac driveway and additional parking to the front. Side gated access leads into the rear south facing garden, which is mostly laid to lawn but does provide an extended patio area and separate decked seating area, ideal for entertaining. In addition the current owners will be leaving behind a large shed and summer house both of which have lighting and power.

Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison Tel:01530-410930 Option 1

Local Authority

North West Leicestershire District Council - 01530 454545

Council Tax

Band - E

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.

Floorplan

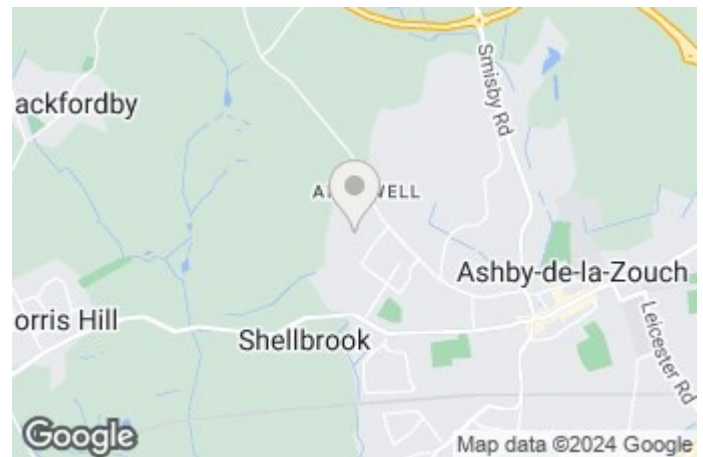
Howkins & Harrison prepare these plans for reference only. They are not to scale.

Additional Services

Do you have a house to sell? Howkins and Harrison offer a professional service to home owners throughout the Midlands region. Call us today for a Free Valuation and details of our services with no obligation whatsoever.

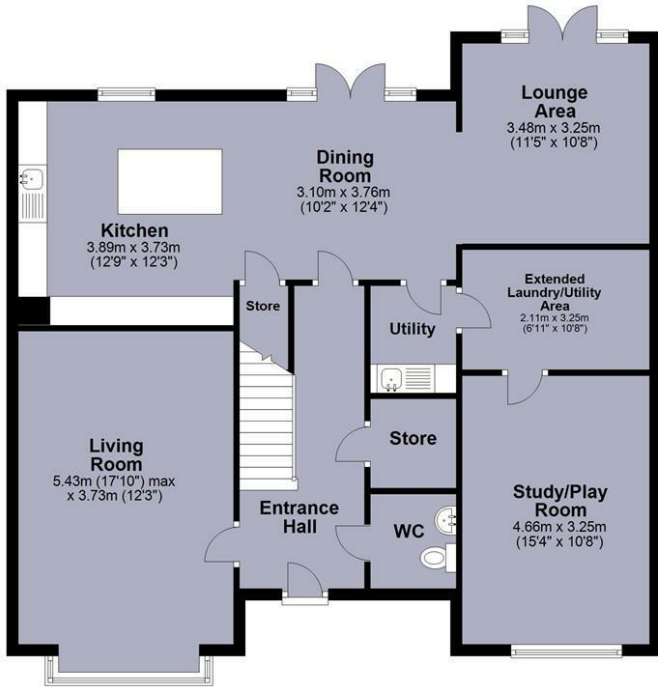
Important Information

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.



Ground Floor

Approx. 103.2 sq. metres (1110.8 sq. feet)

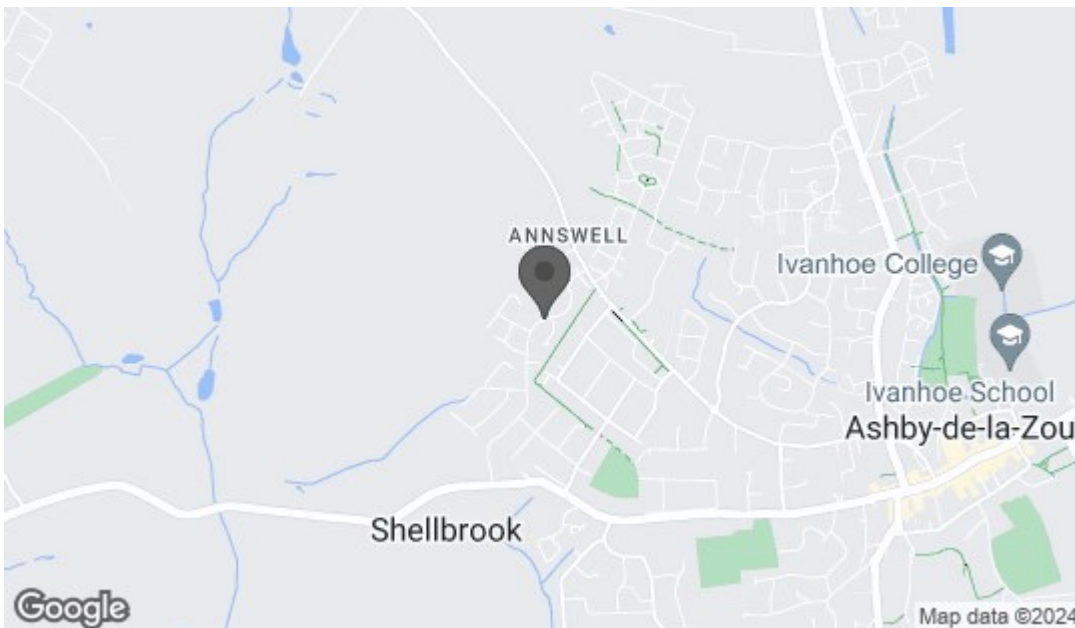


First Floor

Approx. 104.2 sq. metres (1122.0 sq. feet)



Total area: approx. 207.4 sq. metres (2232.8 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	85	
(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		
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