



3 Flora Grove, Ashby de la Zouch, Leicestershire, LE65 1FF

HOWKINS &
HARRISON

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Ashby de la Zouch,
Leicestershire, LE65 1FF

Asking Price: OIEO £625,000

Immaculately presented throughout, with a south facing garden and benefiting from solar panels and battery system. Set within this sought after development is this substantial David Wilson built, five bedroom, three storey detached family home. Offering over 2200 Sq ft of living accommodation the property briefly comprises, two reception rooms, a spacious living kitchen, five double bedrooms including a master with dressing area and full three piece en-suite. Externally the property benefits from solar panels, off street parking for numerous vehicles; a detached double garage and south facing landscaped gardens.

Features

- South facing rear garden
- Benefitting from solar panels and battery system
- Substantial five bedroom detached home
- Spacious living/dining/kitchen
- Two good sized reception rooms
- Principal bedroom with dressing area and en suite
- Over 2200 Sq ft living accommodation
- Walking distance to Ashby school and town centre



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.



Accommodation details - Ground Floor

Accessed from the front elevation the property opens into a good sized entrance hallway with doors leading across the ground floor accommodation. Overlooking the front elevation are two generously sized reception rooms, the first a reception lounge with feature fireplace and the second a versatile room that could be used as a home office/study or play room. Stretching across the rear of the property and a particular feature of the property is the living/dining/kitchen, ideal for modern family living this room allows space for dining and entertaining whilst still allowing ample space for an array of floor and wall mounted units and integrated white goods. To complete you will find a separate utility room and WC. The property also includes fitted shutters throughout the majority of the property that are to be included within the sale.

First & Second Floors

From the entrance hall way a set of stairs rise up and onto the first floor landing where you will find three of the five bedrooms and a family bathroom. Overlooking the front elevation is a generous principal bedroom with dressing area and a modern three piece en-suite shower room. In addition there are two further double bedrooms both offering different aspects and are serviced by a four piece family bathroom. A second staircase rises up to the second floor where there are two further double bedrooms and a second four piece bathroom.

Outside

Externally the property benefits from a large driveway with parking for multiple vehicles as well as a detached double garage with EV charging point. The landscaped rear gardens have been shaped for outdoor entertaining at it's heart and currently incorporates a paved patio, shaped lawns and sheltered wooden gazebo.









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

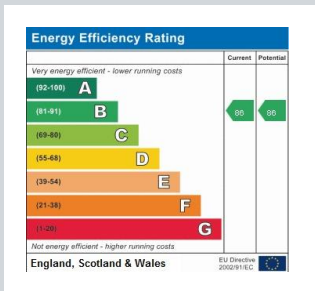
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

North West Leicestershire District Council - 01530 454545

Council Tax

Band - F



Howkins & Harrison

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