



3 Flora Grove, Ashby-De-La-Zouch, Leicestershire, LE65 1FF

Asking Price £624,995

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.

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 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

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 & Harrison Tel:01530-410930 Option 1

Local Authority

North West Leicestershire District Council - Tel:01530-454545

Council Tax

Band - F

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.

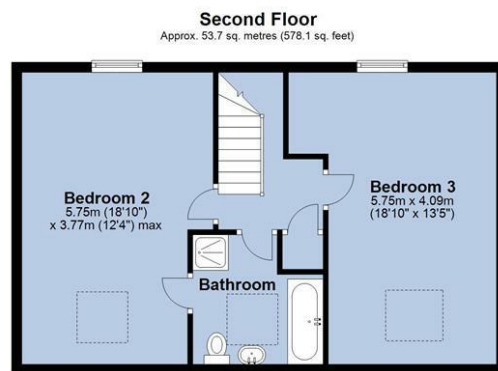
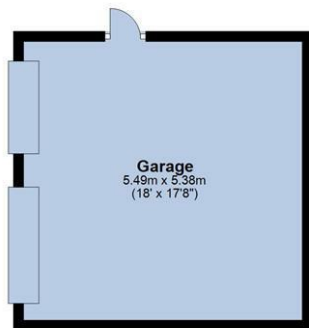
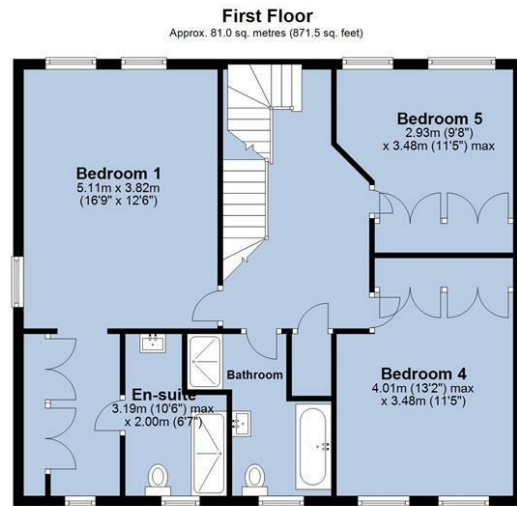
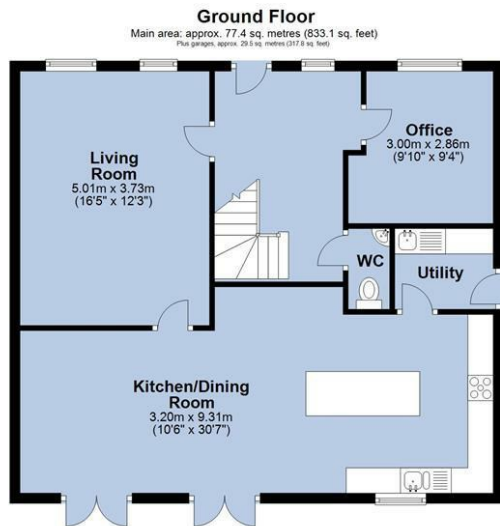
Additional Services

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

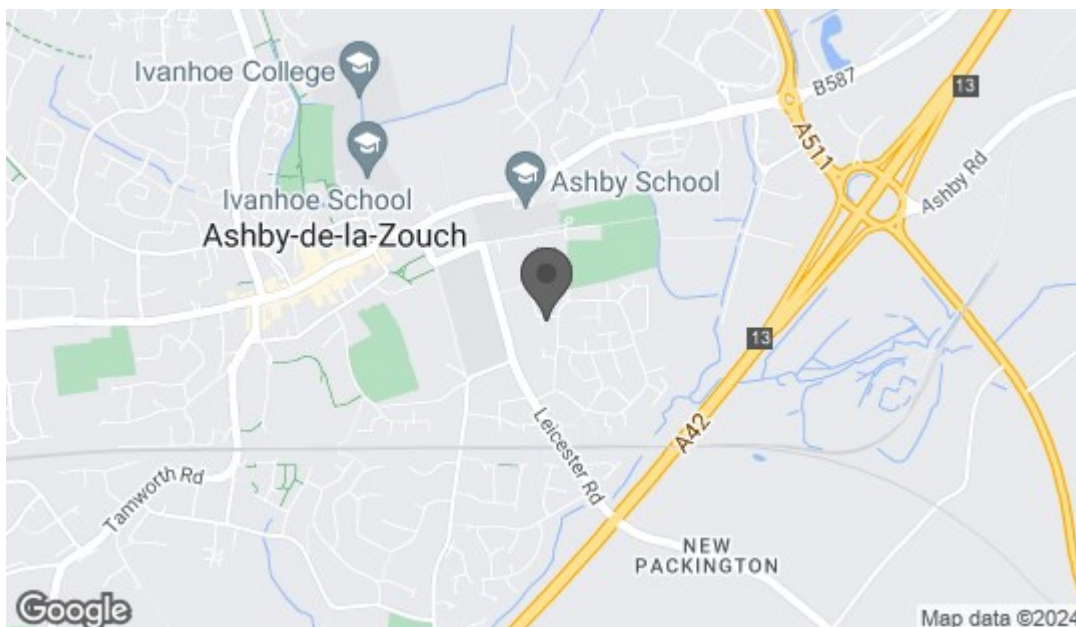
Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there 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.





Main area: Approx. 212.1 sq. metres (2282.7 sq. feet)
Plus garages, approx. 29.5 sq. metres (317.8 sq. feet)

Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		93	93
(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			
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Not environmentally friendly - higher CO ₂ emissions			
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