



5 Lower Church Street, Ashby de la Zouch, LE65 1AB

**HOWKINS &  
HARRISON**  
INCORPORATING ANDREW JOHNSON

5 Lower Church Street,  
Ashby de la Zouch,  
Leicestershire, LE65 1AB

Asking Price: £170,000

Nestled within the heart of Ashby town centre, this character property is an ideal first time home or investment. The accommodation is arranged over three floors and comprises:- entrance hall leading to a good size reception lounge and breakfast kitchen, to the first floor is a double bedroom and four piece bathroom and staircase rising to a versatile period attic room. Located close to Ashby High street, amenities and road links, there is the added benefit of a rear quaint courtyard garden and permit parking.

An internal viewing is highly recommended

### Features

- Character town centre home
- Grade II listed
- First Floor double bedroom and second floor attic room
- Well presented breakfast kitchen
- No upward chain
- Rear courtyard garden
- Within the heart of Ashby town



## 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

The front door leads into an entrance hall with store cupboard, off to the left is a generously sized reception lounge with feature fireplace. Further down the hallway opens into a well presented breakfast kitchen benefiting from an array of storage units and integrated kitchen appliances. A stable door then leads out into the courtyard garden.

## First Floor

Off the kitchen is a doorway leading to the staircase rising up to the first floor landing, overlooking the front elevation is a spacious double bedroom with fitted wardrobe space/cupboard whilst to the rear is a beautifully presented four piece bathroom including a free standing bath and corner shower unit.

## Second Floor

A second staircase from the first landing leads up to a period attic room with a fitted double bed and wardrobes. Equally this room could be used as a home office/study or second reception hobby room.

## Outside

The property is located just off of Ashby Market Street where there's a selection of public houses, restaurants and independent shops. To the rear of the property however is a low maintenance, courtyard garden ideal for outdoor entertaining. Unrestricted permit parking for the residents of Lower Church Street has been obtained from North West Leicestershire District Council.

## Viewing Arrangements

Strictly by prior appointment via the agents Howkins & 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

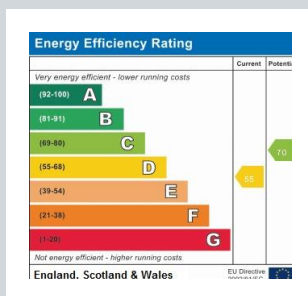
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

## Local Authority

North West Leicestershire District Council - [Tel:01530-454545](tel:01530-454545)

## Council Tax

Band A



## Howkins & Harrison

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

Telephone 01530 410930

Email [ashbyproperty@howkinsandharrison.co.uk](mailto:ashbyproperty@howkinsandharrison.co.uk)

Web [howkinsandharrison.co.uk](http://howkinsandharrison.co.uk)

Facebook HowkinsandHarrison

Twitter HowkinsLLP

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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.



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