



19 Pennine Way, Ashby de la Zouch, Leicestershire, LE65 1EW

HOWKINS &  
HARRISON



19 Pennine Way,  
Ashby de la Zouch,  
Leicestershire, LE65 1EW

Asking Price: £500,000

Situated within this popular development and within walking distance to Ashby town centre, is this deceptively spacious three bedroom detached bungalow. Occupying an enviable plot, it really must be seen to be truly appreciated. Across the one level living accommodation the property offers a fitted breakfast kitchen, two good sized reception rooms, three bedrooms and two bathrooms. Externally there is a detached double garage and parking to the front whilst to the rear there are beautifully landscaped gardens with far reaching countryside views.

### Features

- Well presented detached bungalow
- Generous size garden plot
- Two good sized reception rooms
- Principal bedroom with en suite shower room
- Detached double garage and off road parking
- Within walking distance to Ashby town centre
- Popular location, far reaching countryside views





## 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

The property is accessed through a canopied entrance and traditional front door, opening into a spacious entrance hallway. The bungalow offers an abundance of living accommodation over one level, starting from the right you will find a fitted breakfast kitchen which has a range of wall and floor mounted units with a separate adjoining utility area, a door to the rear opens into a good sized dining room with views overlooking the rear garden. Moving across the back of the property you then follow into the second and larger reception lounge with feature fireplace.

Heading further down the corridor, doors lead off and allow entry to all three bedrooms and the three piece family bathroom. Bedroom one is a generous size and has the benefit of fitted wardrobes and an en suite shower room. Bedrooms two and three are also good double bedrooms and are serviced by a modern family bathroom.







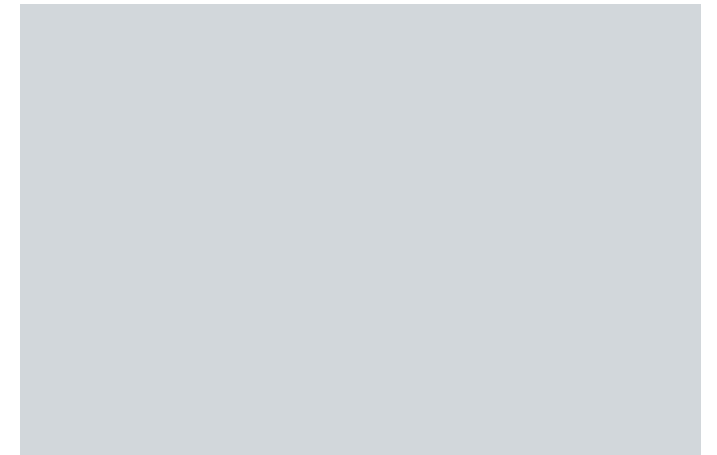
## Outside

Outside the property benefits from a large parking apron providing off road parking for ample vehicles, in addition there is a detached double garage for storage or further parking. A gate to the side leads into the beautifully presented, landscaped gardens that wrap around the property and offer far reaching views over Ashby and the surrounding countryside. To complete there are several Indian stone paved patio areas ideal for outdoor entertaining. The large garden shed is included in the sale,



A superb bungalow on a larger garden plot, close to excellent town centre amenities.

Viewing is highly recommended









## 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

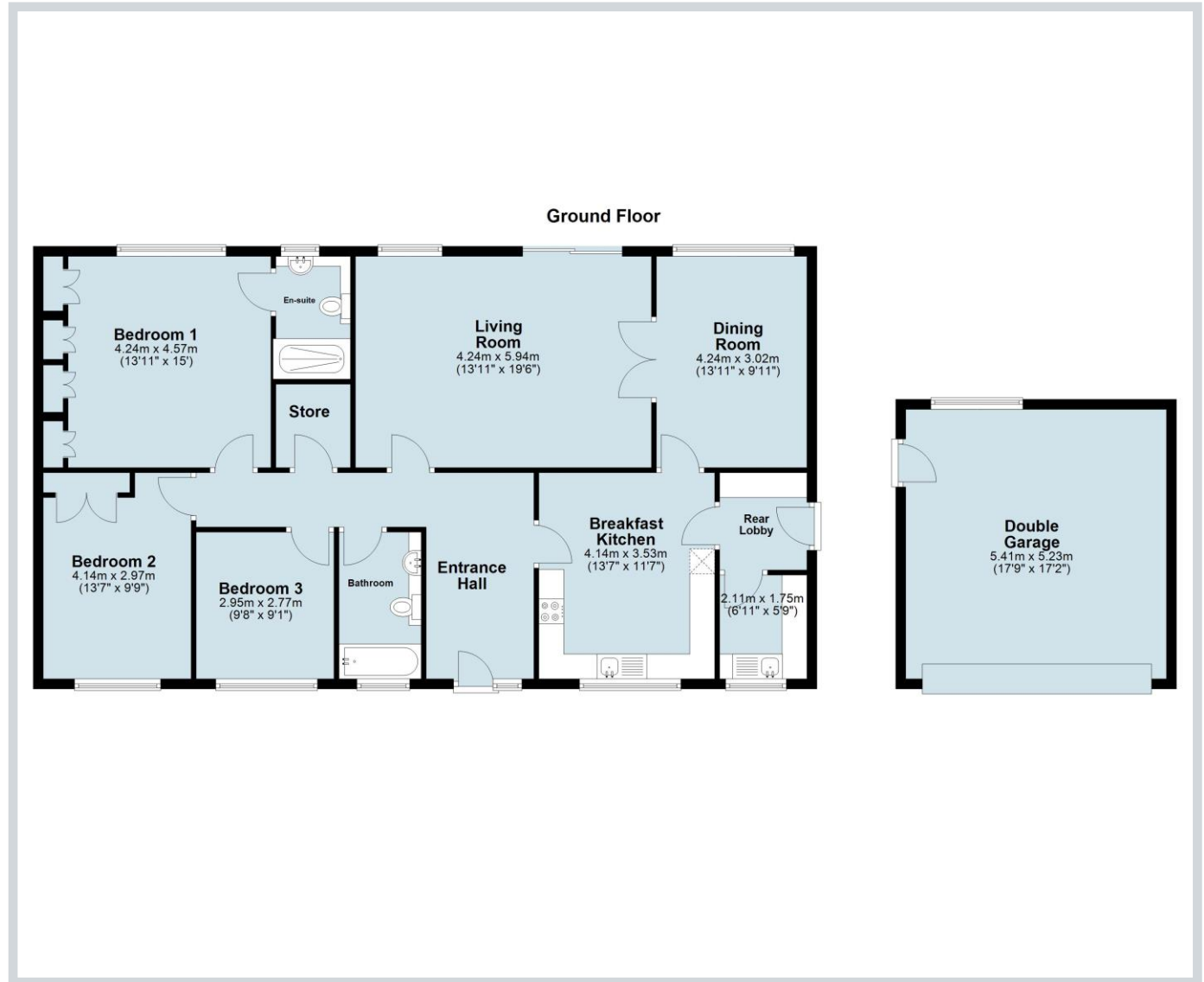
North West Leicestershire District Council - [Tel:01530-454545](tel:01530-454545)

## Council Tax

Band - F

**HOWKINS &  
HARRISON**

AWAITING EPC



## 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  
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