



## **The Limes, 67 Measham Road, Ashby-De-La-Zouch, LE65 2PF**

**Guide Price £1,590,000**

A stunning detached residence occupying a generous size plot situated within this idyllic position backing onto open fields. The property is approached via a double gated entrance leading to ample parking for several cars. There is a triple detached garage with workshop and separate gym to the rear.

Also the property has the benefit of a detached self contained annexe.

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

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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.

## GROUND FLOOR

Entrance hall with stairway leading to first floor. Doors to study with double glazed bay window to the rear elevation overlooking rear, ceiling cornice and lighting. Spacious lounge with double glazed windows and double glazed French doors to the front elevation. Feature fireplace with log burner and mantle above. The main feature of this property, is it large open plan kitchen/breakfast/family room. The kitchen area having comprehensive range of eye level and base units. Granite preparation surfaces, integrated appliances, stainless steel cooker with extractor hood above. Chef island with granite surface, cupboard and drawers below and breakfast bar. Walk in pantry. Family room with double glazed window to front elevation, attractive fireplace with living flame gas fire with feature surround and mantle above. There is a rear entrance lobby door leading off to the downstairs cloakroom comprising of a WC with concealed cistern, wash hand basin and part tiled wall surround. Communicating door, leading to useful utility room with double glazed doors to the rear elevation, windows to the front elevation, plumbing for washing machine and with a range of fitted units.

## FIRST FLOOR

From the hallway, leading to first floor galleried landing, double glazed windows to the front elevation and doors leading off to: Main bedroom with double glazed window to elevation overlooking the rear gardens and fields beyond. Access to dressing room. Range of fitted wardrobes. Double glazed window to front elevation. En-suite tiled shower/steam facility flush WC, twin vanity wash and basin with cupboards below tile flooring underfloor heating three further excellent size, bedrooms, family bathroom comprising of ; oval shaped bath with mixer and shower attachment, vanity wash hand basin with cupboards below. Window to the front of the property.

## OUTSIDE

Approached double gated entrance to parking for several cars with access to triple detached garage/workshop with access to the rear delightful gardens, expansive lawn area, bordering, hedgerow, backing onto open fields, large paved patio, pagoda and water feature.

## ANNEXE

There is a detached annex with open plan lounge/kitchen kitchen area. Compressive range of base units. Ceramic hob with oven below and extractor above. Integrated washing machine, windows to front elevation. Stairway leading to the first floor with understairs storage cupboard. First floor bedroom with double windows to the front elevation, dressing area with range of fitted units. En-suite, shower room with tiled shower, shower screen, WC, vanity wash hand basin and tiled flooring. Towel rail.

## LOCAL AUTHORITY

North West Leicestershire District Council - Tel:01530-454545

Council Tax Band - F

## VIEWING

Strictly by prior appointment via the agents Howkins & Harrison

Tel:01827-718021 Option 1

Tel: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.

## AGENTS NOTE

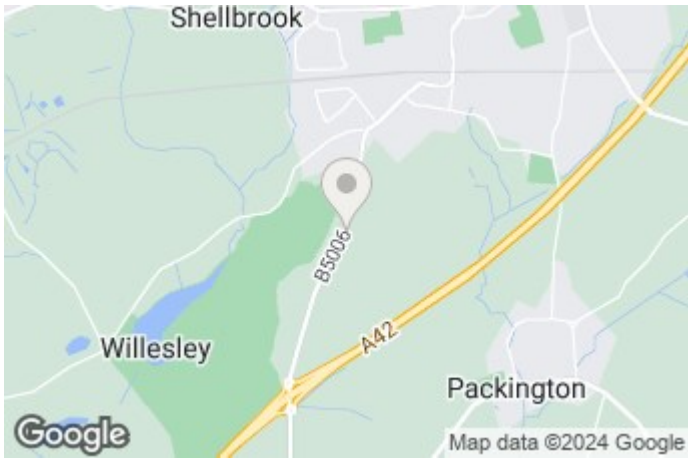
Further details to follow on the solar panels.

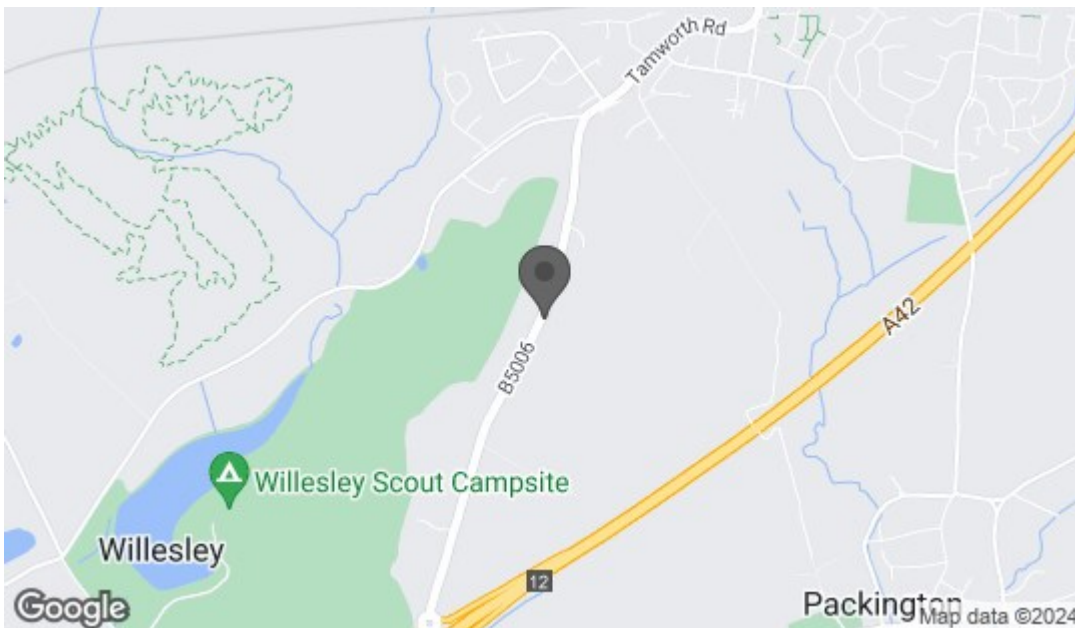
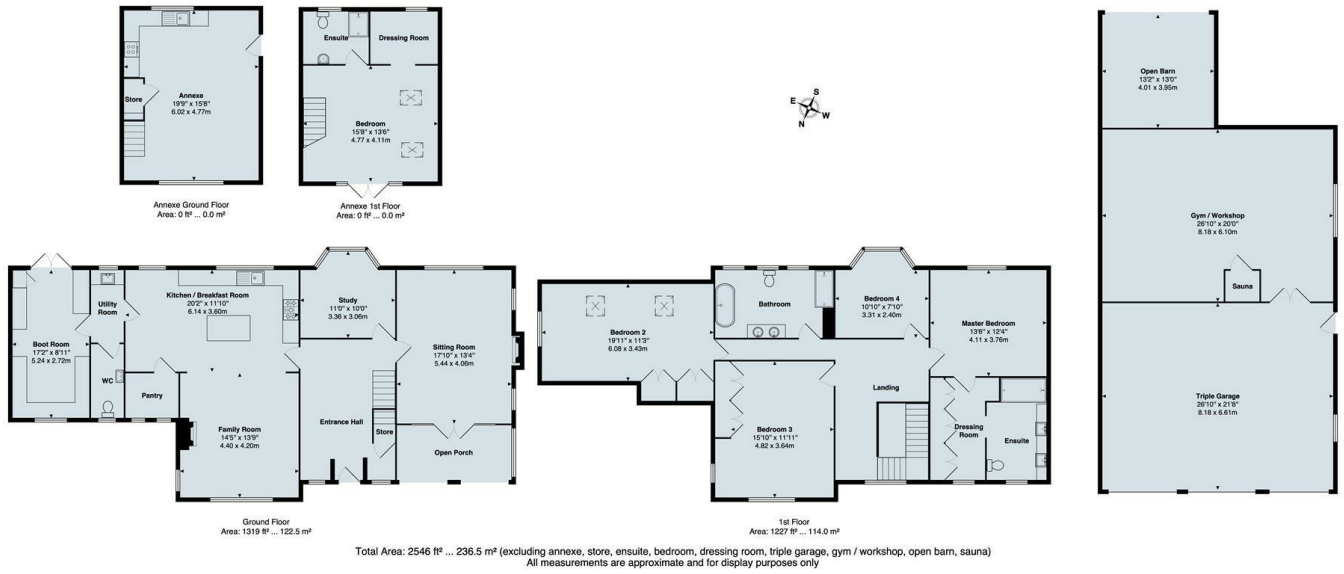
## FLOORPLAN

Howkins and Harrison provide these plans for reference only - they are not to scale.

## IMPORTANT NOTICE

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.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			78
(81-91) B			
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
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