



Limewood, 81 Ashby Road, Boundary, Derbyshire, DE11 7BZ

HOWKINS &
HARRISON

Limewood, 81 Ashby Road
Boundary,
Derbyshire, DE11 7BZ

Asking Price: £425,000

Offered to market with no upward chain and occupying a generous plot with elevated views of the surrounding countryside, this three bedroom detached family home must be seen to be truly appreciated. Across the ground floor the property comprises of two generously sized reception rooms alongside a fitted breakfast kitchen, up to the first floor you can find three double bedrooms and a shower room. Externally there are mature gardens with far reaching views as well a detached single garage and ample off road parking.

Features

- Offered to market with no upward chain
- 25ft open plan living/dining room
- Three good sized double bedrooms
- Excellent plot with elevated countryside views
- Ample off road parking and single detached garage
- Ideal location for commuting and road networks



Location

Boundary is a Hamlet located between Swadlincote and Woodville. Woodville is a village in South Derbyshire approximately 1.5 miles east of Swadlincote and approximately 4 miles west of Ashby de la Zouch, a popular market town offering a range of local amenities and facilities together with transport links and via the A42 dual carriageway to East Midlands conurbations and beyond. Woodville offers a range of village amenities within one mile of the property, including local mini-supermarket, schools, Post Office and village hall/sports facilities. The village is also located on the fringe of the National Forest with associated countryside walks and easy access to Conkers National Forest centre at Moira close by. Road links via the A42 also lead to Nottingham East Midlands Airport and Birmingham Airport together with main line Intercity rail links at Tamworth and East Midlands Parkway.



Ground Floor

Over the block paved driveway the property is accessed through a canopied entrance and leads directly into a sizeable hallway. Doors leads off to the left giving access into an open plan living/dining room stretching from the front to the rear of the property, measuring approximately 25ft. The property also benefits from a modern fitted kitchen with a range of eye level and base units with ample work surfaces, in addition you will find a separate utility, WC and pantry. Finally this home offers a good sized conservatory that is situated to the back of the home and overlooks the rear garden.

First Floor

The staircase leads from the entrance hallway to the first floor landing where you can find all three bedrooms and the main bathroom. The principal bedroom is a generous double room and maximises the views across the back of the property, bedrooms two and three are equally good double bedrooms and overlook the front elevation.





Outside

The property is set back from the road and approached over a block paved driveway that provides off road parking for multiple vehicles, in addition there's also a detached single garage ideal for storage or additional parking. Moving round to the rear there are shaped lawns and mature trees whilst also enjoying views over Derbyshire countryside. The garden also benefits from a large paved patio, bbq area.



A superb family home occupying a generous plot with far reaching countryside views. Offered with no upward chain, 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

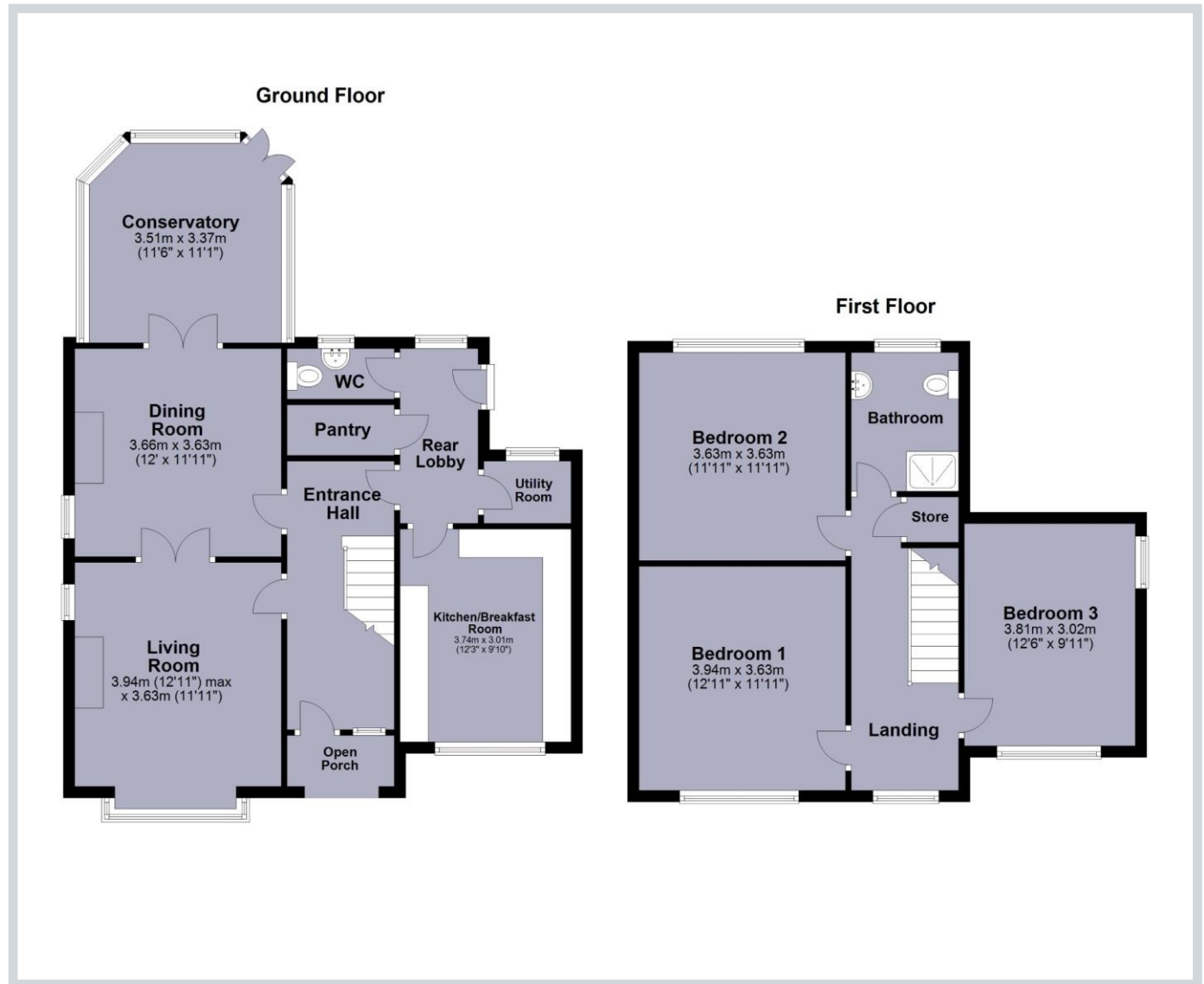
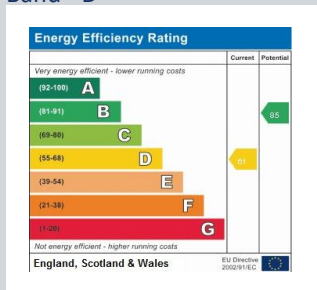
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

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

Council Tax

Band - D



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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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