



9 Ennerdale Gardens, Ashby de la Zouch, Leicestershire, LE65 1FD

HOWKINS &
HARRISON

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Ashby de la Zouch,
Leicestershire, LE65 1FD

OIEO: £600,000

Tucked away within a private cul de sac, this six-bedroom family home occupies a plot of around 0.2 acres and is offered to market with no upward chain. Benefitting from an abundance of flexible living accommodation arranged over three floors in brief comprising three generous size reception rooms as well as a spacious dining kitchen and to the first and second floors are six bedrooms, two of which having access to their own en-suite shower rooms.

Externally there is a detached double garage with separate gym area and private wrap around gardens.

Features

- Spacious family home occupying a generous plot
- Three good sized reception rooms
- Six bedrooms arranged over two floors
- Principal bedroom with en suite shower
- Detached double garage with separate gym area
- Excellent commuter links nearby
- Sought after location
- Quiet cul de sac position



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 Midlands 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

The property is accessed through a canopied entrance door and leads directly into a spacious hallway with staircase rising to the first floor. Doors then lead off giving access across all of the ground floor living accommodation, to the left is a generously sized reception lounge with sliding patio doors giving access into a separate conservatory, offering views of the surrounding gardens. Moving through the property and lying across the rear elevation are the versatile dining room and the well presented dining/kitchen, offering an abundance of storage. To complete there is a separate study/play room, sizeable utility room and ground floor WC.

First & Second Floors

From the entrance hall the staircase rises to the first floor landing, here doors lead off to four of the six bedrooms. Bedrooms one, two and three are all sizeable double bedrooms whilst bedroom four would make an ideal single bedroom, nursery or home office/study. The principal bedroom has the benefit of an en-suite shower room, the remaining three rooms are all serviced by a four-piece family bathroom.

A further staircase rises up to the second floor where there are two further bedrooms, one of which has access into an en suite shower room.





Outside

Externally the property offers ample off road parking in the form of a tarmacadam driveway and there is a detached double garage that has been extended to form a separate gym area. A gate to the side gives access into the landscaped rear gardens with surrounding borders and multiple patio areas for seating and outdoor entertainment.



Enviably plot within a quiet cul de sac location.

Viewing is highly recommended





Viewing Arrangements

Strictly by prior appointment via the agents Howkins and Harrison on 01530 410930

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

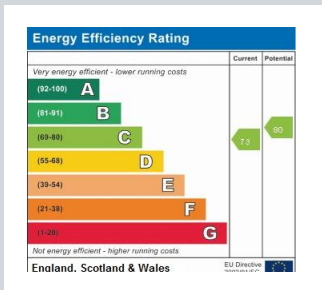
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

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

Council Tax

Band - F



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