



14 Tower Gardens, Ashby de la Zouch, Leicestershire, LE65 2GZ

HOWKINS &
HARRISON

14 Tower Gardens,
Ashby de la Zouch
Leicestershire, LE65 2GZ

Asking Price: £550,000

Situated in the heart of Ashby de la Zouch and just a short walk from the town centre. The property occupies a generous plot and has the potential to be transformed into the ideal modern family home. To the ground are two good size reception rooms alongside a breakfast kitchen and utility room. To the first floor there are four bedrooms and a family bathroom. Externally there is a double garage, ample off road parking as well as a sizeable rear garden.

Features

- Well sought after cul-de-sac location
- Walking distance of Ashby town centre
- Potential to be transformed into an open plan family home
- Four good sized bedrooms
- Generous plot with double garage
- Offered with no upward chain
- 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 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

A traditional entrance door leads via the internal porch way into an entrance hall with cloakroom WC off and staircase rising to the first floor accommodation. Running the full depth of the property is a sitting room with twin aspect overlooking rear gardens which in turn leads to a separate dining room and kitchen. Finally there is a rear lobby with boiler room and separate utility.

First Floor

The staircase rises from the entrance hall onto the first floor landing, from here you can find all four bedrooms and the family bathroom. Bedrooms one, two and three all overlook the rear gardens and are good size double rooms. Bedroom four however overlooks the front elevation and would make an ideal study, nursery or dressing room..





Outside

Externally the property benefits from an attached double garage with ample off street parking to the front. The gardens are a particular feature with space to both the left and right hand elevations and a generous rear garden currently laid to lawn with a substantial raised patio ideal for entertaining.



A ready to move into family home with all the benefits of modern living, located in a sought after location.





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

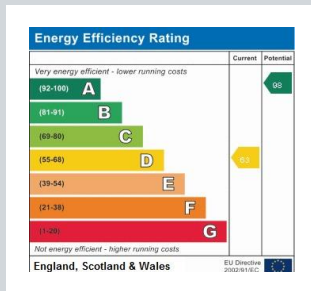
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

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

Council Tax

Band - F



Howkins & Harrison

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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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