



3 Rennes Close, Ashby de la Zouch, Leicestershire, LE65 2YD

HOWKINS &  
HARRISON



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Ashby de la Zouch,  
Leicestershire, LE65 2YD

Guide Price: £548,800

Located within a quiet cul de sac and occupying an elevated plot is this five bedroom detached property. Having been modernised and extended to create a beautiful family home, offering an abundance of living accommodation. In brief comprising:- a spacious living/dining/kitchen, two generous reception rooms, five good sized bedrooms and two bathrooms. Externally there is a large block paved driveway providing off road parking and an integral double garage. To the rear is a landscaped easy to maintain garden ideal for entertaining.

### Features

- Modern and spacious detached family home
- Generous open plan living/dining/kitchen
- Two further reception rooms
- Principal bedroom with dressing area and en suite
- Off road parking and double garage
- Secluded cul de sac location
- Low maintenance rear garden with patio
- Close to Ashby town centre and amenities





## 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 - Ground Floor

From the front a covered traditional doorway gives access into a good size entrance hall. Doors lead off the hallway to provide access across all of the ground floor living accommodation. To the left is a generously sized reception lounge, whilst to the right is a further reception room that would be perfect as a home office/study or children's play room. Continuing down the hall, located to the rear of the property is a living/dining/kitchen that summarises the idea of modern family life, bi-folding doors lead from the living/dining area making it the perfect space for entertaining, whilst the kitchen offers a range floor and wall mounted units, ample preparation surfaces with integrated appliances and further free standing appliances space. To complete is a good sized pantry and cloakroom WC.

## First Floor

The straight flight staircase rises from the entrance hall onto the first floor landing where you will find five well proportioned bedrooms and a family bathroom. Bedrooms two, three and four are all sizeable double bedrooms, where as bedroom five is a generous single bedroom, an ideal nursery or study. All four bedrooms are serviced by a three piece family bathroom. The principal bedroom really comes into it's own measuring an impressive 24ft x 15 ft, overlooking the rear elevation boasting a dressing area and an en-suite shower room.











## Outside

Externally the property is approached over a block paved driveway providing hard standing for numerous vehicles leading to the integral double garage which benefits from power and light supply. Gated access is available to the side elevation leading into the landscaped rear garden which currently incorporates a paved patio, shaped lawns and an evening entertainment area.



Prime residential location, within easy reach of Ashby town centre amenities and excellent road transport links







## 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 - E

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AWAITING EPC



Total area: approx. 189.1 sq. metres (2035.0 sq. feet)

This floorplan is for illustrative purposes only and is not to scale. Measurements of rooms, doors, windows and other items are approximate, no responsibility is taken for errors, omission or mis-statement. Item icons such as bathroom suites, sinks are representations only and may not look like the real items.  
Plan produced using PlanUp.

## Howkins & Harrison

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