



Casa Felice, 11 Highfields Close, Ashby de la Zouch, LE65 2FP

HOWKINS &
HARRISON

Casa Felice, 11 Highfields Close
Ashby de la Zouch,
Leicestershire, LE65 2FP

Guide Price: £650,000

Found within a sought after location of Ashby de la Zouch and ideally positioned for family living, this four bedroom property is ready to move into and must be seen to be truly appreciated. Boasting an array of living accommodation and set out over two floors the property briefly comprises of two good sized reception rooms as well as an open plan living/kitchen, to the first floor you will find four double bedrooms, two with en suite and a four piece family bathroom. Heading outside there's off road parking for ample vehicles as well as an integral garage, to the rear you can find a private, landscaped rear garden.

Features

- Spacious, landscaped rear garden
- Substantial four bedroom detached home
- Open plan living/dining/kitchen
- Two good sized reception rooms
- Principal bedroom with en suite shower room
- Walking distance to Ashby school and town centre



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 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.



Accommodation details - Ground Floor

From the entrance hall doors lead off giving access across all of the ground floor living accommodation, the versatile layout accommodates modern family living with it's two generously sized reception rooms both of which offering sliding patio doors giving access into the rear gardens. There's also a spacious, open plan dining/kitchen that's ideal for entertaining, the kitchen itself benefits from a range of floor and wall mounted kitchen units with integrated appliances fitted throughout. To complete is a good sized cloak/WC.

First Floor

A single flight staircase rises from the entrance hall and leads to the first floor landing, from here there's access to all four bedrooms and the family bathroom. The principal bedroom is a sizeable room with plenty of floorspace for an array of furniture and has the added benefit of it's own en suite shower room. Bedroom two is also a generous double with it's own WC, whilst bedrooms three and four are serviced by a modern four piece family bathroom.

Outside

Externally the property offers an abundance of off road parking in the form of a large concrete driveway, there's also an integral, oversized single garage that would allow for additional parking or storage. A gate to the side gives access into the landscaped rear gardens. Private and enclosed the rear garden allows ample space for entertaining with it's numerous patio areas but still allows space for children's play areas with laid lawn and play area.









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 - 01530 454545

Council Tax

Band – TBC

Energy Rating - TBC



Howkins & Harrison

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