



15 Huntingdon Road, Ashby de la Zouch, Leicestershire, LE65 2NH

HOWKINS &  
HARRISON

15 Huntington Road,  
Ashby de la Zouch,  
Leicestershire, LE65 2NH

Asking Price: £250,000

Situated within a popular development and walking distance to Ashby town centre. A three bedroom semi-detached property in need of internal modernisation, it would make the ideal investment or first home. Internally the property offers a good sized living/dining room, conservatory, kitchen, three bedrooms and a family bathroom whilst externally you will find off road parking, a single detached garage alongside front and rear gardens.

#### Features

- Semi detached property
- Open plan living/dining room
- Three bedroom family home
- Three piece family bathroom
- Off road parking and detached single garage
- Walking distance to Ashby town centre
- No upward chain



## 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

From the entrance door the property leads into a good sized hallway providing access across all of the ground floor living accommodation. To the left and stretching the full length of the property you will find a generously sized living/dining room, sliding patio doors can be found to the rear allowing entry to a well presented conservatory. To complete the ground floor living accommodation is a modern fitted kitchen with ample work preparation surfaces alongside a range of floor and wall mounted units and an additional utility area can be found to the rear which in turn gives access into the enclosed rear garden.

## First Floor

A straight flight staircase rises from the entrance hallway onto the first floor landing. From here you will find two good sized double bedrooms and a third single bedroom/study. All three rooms are serviced by a fitted three piece family bathroom.

## Outside

Externally the property benefits from front and rear gardens that are connected by a large driveway providing off road parking for a number of vehicles. In addition there's also a detached single garage ideal for storage.

## 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

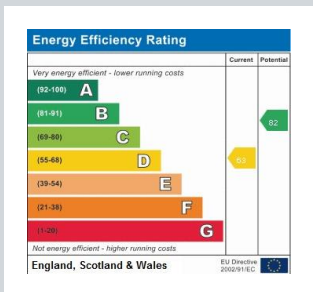
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

## Local Authority

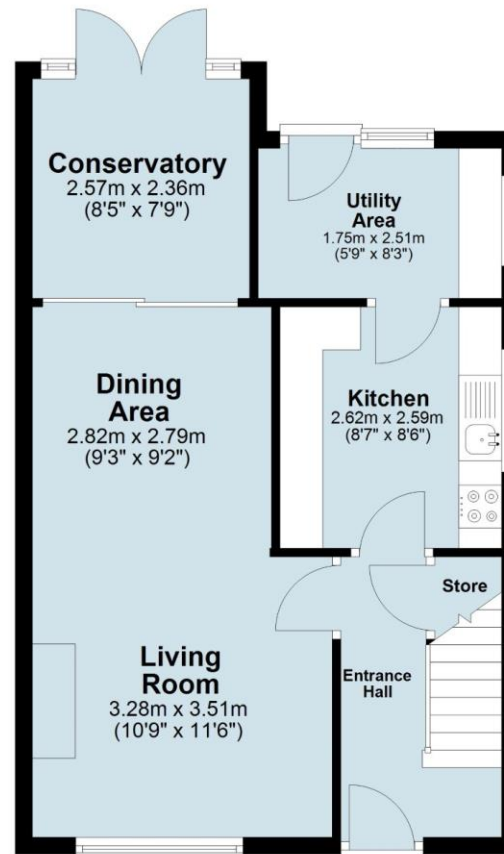
North West Leicestershire District Council - Tel:01530-454545

## Council Tax

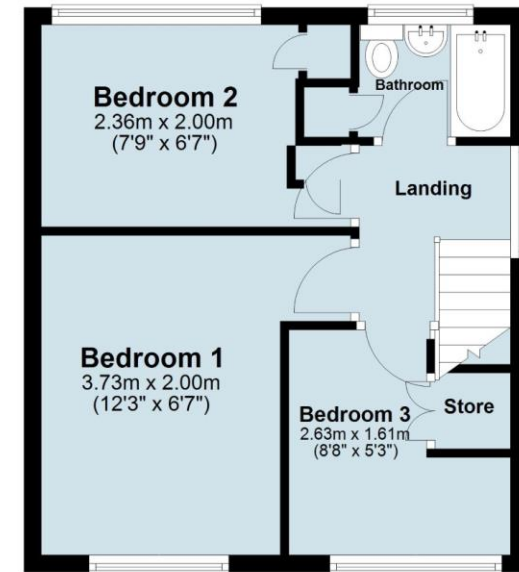
Band - B



## Ground Floor



## First Floor



## 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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