



26 Rydal Gardens, Ashby de la Zouch, Leicestershire, LE65 1FJ

HOWKINS &
HARRISON

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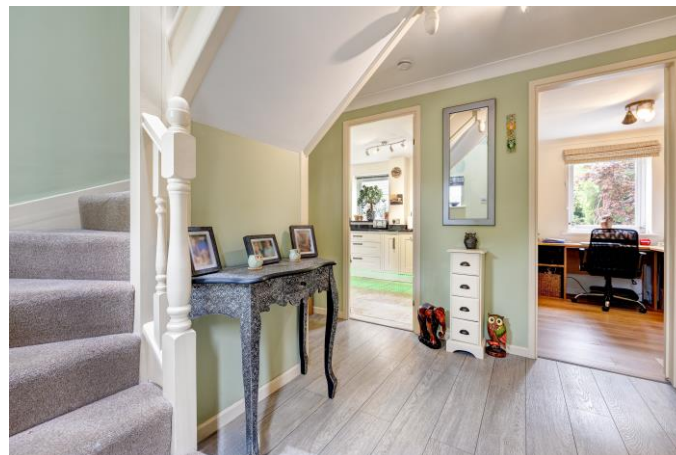
Asking Price: £505,000

Located in a prime residential area, within walking distance of Ashby town centre and good 'Ofsted' rated schools. A well presented, detached four bedroom family home with double garage. The property incorporates:- sitting room with dual aspect, study and an open plan dining/kitchen. To the first floor a principal bedroom with an en-suite shower room, three further bedrooms and family shower room.

Outside there is off street parking, a detached double garage and landscaped gardens.

Features

- Well presented detached family home
- Reception lounge and separate study/ play room
- Open plan kitchen/dining room
- Four bedrooms and a family bathroom
- Principal bedroom with ensuite
- Double garage and ample off road parking
- Private, landscaped rear gardens
- Ideal for Ashby schools 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 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 glazed entrance door leads into the hallway with doors leading off across the ground floor living accommodation. To the right and offering dual aspect views is a sizeable reception lounge, whilst to the right an open plan dining/kitchen, fully fitted with floor and wall mounted units, work preparation surfaces and integrated appliances. To complete there is also a second reception room ideal for a home office or play room and a ground floor WC.

First Floor

A single flight staircase rises up onto the first floor landing with doors leading off to all four bedrooms, three of which are fitted with built in wardrobes. A good sized principal bedroom has access to its own en-suite shower room whilst a three piece fully refurbished shower room. services the remaining three bedrooms.





Outside

The property offers ample off road parking together with a detached double garage allowing space for further parking or storage. To the rear are landscaped gardens, a paved patio and shaped lawns, well screened from neighbouring properties.



Close to the town centre and excellent amenities, schools and 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



Howkins & Harrison

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