



2a Nottingham Road, Ashby de la Zouch, Leicestershire, LE65 1DQ

HOWKINS &  
HARRISON



2a Nottingham Road  
Ashby de la Zouch,  
Leicestershire, LE65 1DQ

Asking Price: £315,000

Occupying a larger than average plot adjacent to and convenient for Ashby Schools and the town centre alike. A well-presented modernised, three-bedroom, detached family house with south facing rear garden, offering scope for extension (subject to the usual consents being obtained). The property has ample off-street parking and benefits from front sitting room, ground floor second, separate WC and a generous dining kitchen overlooking the gardens.

#### Features

- Larger than average plot
- Scope for extension
- South facing rear gardens
- Walking distance of Ashby Schools & town centre
- Front sitting room & rear dining kitchen
- Three bedrooms and family bathroom



## 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

A traditional entrance door leads to the entrance hall with further doorway off to the ground floor WC and front living room, a bright and spacious reception area with staircase rising to the first-floor landing, To the rear there is also a generous modern, dining kitchen with integrated appliances and patio doors opening onto the south facing rear garden.

## First floor

From the landing, doors lead off to three bedrooms including a generous 15ft South facing master bedroom and the bathroom/ WC.

## Outside

A private driveway, shared with the adjacent property leads to parking apron for at least two vehicles with additional space available if required with the integral (now subdivided to provide a storeroom and utility space).

A particular feature of this property is the larger than average plot to both front side and rear elevations, adjacent to Ashby School the rear elevation of which benefits from a south facing aspect.



## 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.

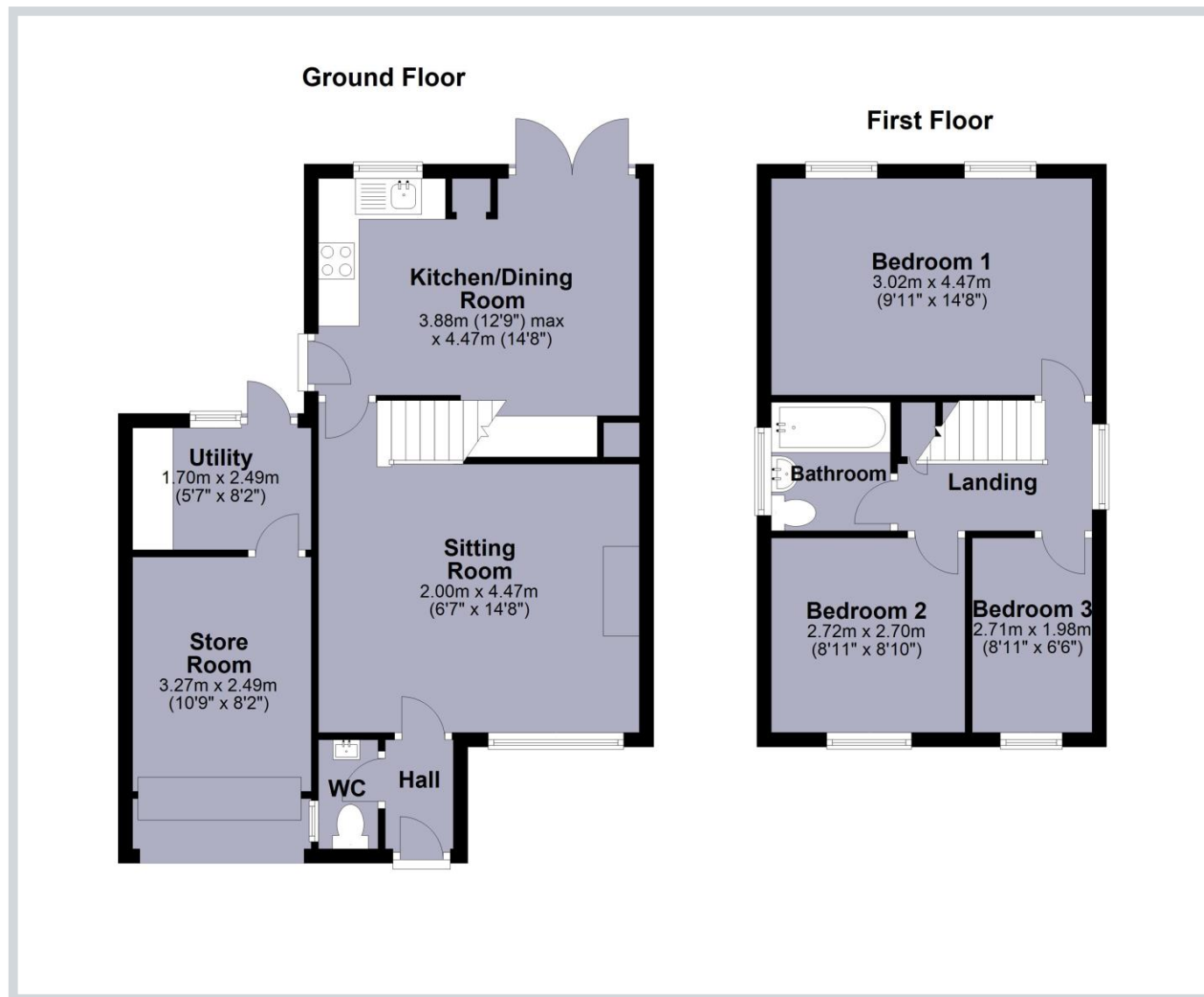
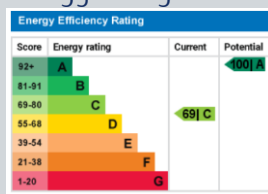
## Local Authority

North West Leicestershire District Council - 01530 454545

## Council Tax

Band -C

## Energy Rating



## Howkins & Harrison

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