



43 Winchester Way, Ashby de la Zouch, Leicestershire, LE65 2NR

HOWKINS &
HARRISON

43 Winchester Way,
Ashby de la Zouch,
Leicestershire, LE65 2NR

OIEO: £270,000

Located within walking distance to Ashby town centre, this deceptively spacious three bedroom detached property is the perfect family home. Offering versatile living accommodation in brief comprising: an open plan lounge/dining room as well a spacious breakfast/kitchen and to the first floor there are three good sized bedrooms and a large four piece family bathroom. Externally benefiting from off road parking to the front elevation and a landscaped rear garden.

Features

- Three bedroom detached family home
- Open plan lounge/dining room
- Spacious breakfast/kitchen
- Three good sized bedrooms
- Private, enclosed rear garden
- Walking distance to Ashby 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 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

Accessed from the front elevation the property leads directly into an entrance porch which in turn leads to the main reception lounge. Stretching from the front to the back of the property this particular room is a generous room that works perfectly for family living, patio doors can be accessed to the rear and lead directly into the rear garden. To complete is a fitted breakfast/kitchen that offers ample work preparation surfaces and a selection of floor and wall mounted units.

First Floor

A single flight staircase rises from the inner hall and up onto the first floor landing, from here all three bedrooms can be accessed as well as the large four piece family bathroom. Bedrooms one and two are sizeable double bedrooms, whereas the third and final bedroom is a slightly smaller double but could be used as a nursery, home office or childrens bedroom.

Outside

Externally the property offers off road parking in the form of a concrete hard standing and gravelled area to the front elevation leading to an integral single garage ideal for storage or additional parking. To the rear is a good sized garden that benefits from two patio areas as well as a generous lawned 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.

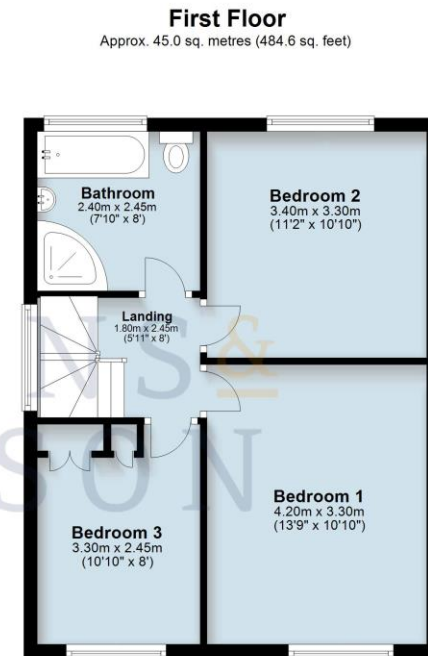
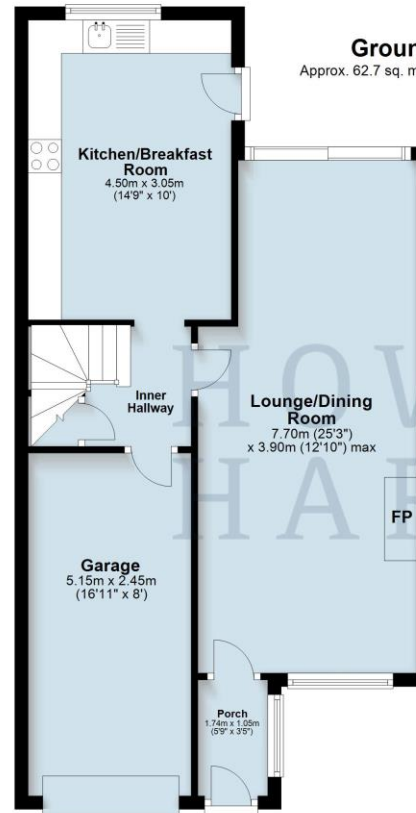
Local Authority

North West Leicestershire District Council - [Tel:01530-454545](tel:01530-454545)

Council Tax

Band - C

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



Total area: approx. 107.7 sq. metres (1159.6 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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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.