



5 Derwent Gardens, Ashby de la Zouch, Leicestershire, LE65 1HJ

HOWKINS &  
HARRISON



5 Derwent Gardens,  
Ashby de la Zouch,  
Leicestershire, LE65 1HU

Guide Price: £525,000

Located within walking distance of Ashby-de-la-Zouch town centre and within the catchment for Ashby schools is this deceptively spacious detached family home. Boasting just under 2000sq ft of accommodation, this family home offers much more than meets the eye. In brief comprising, hall, WC, bay fronted lounge, dining room to the rear, separate snug/play room and a study. There is an impressive kitchen/dining room with utility room off and heading up to the first floor there are five good sized bedrooms, main bedroom with en-suite and a family bathroom. Externally there is a driveway providing ample off road parking, an integral garage and larger than average low maintenance rear garden.



## 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 - Ground Floor

From the front elevation the property opens into a entrance porch with storage area, which in turn leads to the reception front hallway with door to cloakroom WC and double doors off to the right lead into the bay fronted lounge which has a feature media wall and double doors into a separate dining room which can open up to create one large open plan living space. In addition there is a further two reception rooms, the first of which is a home office/study that overlooks the rear gardens and the second being a versatile snug that could also be used as a play room or additional study. To complete the ground floor is a modern fitted kitchen/breakfast room with a range of wall and floor mounted units, ample preparation surfaces, a selection of integrated appliances and double doors leading into the rear garden and finally a door to a useful utility room.

## First Floor

A single flight staircase rises from the entrance hall onto the first floor landing with store cupboard. From here you have access across all five bedrooms and the family bathroom. Bedroom one is a sizeable double room with its own en suite shower room and a range of built in wardrobes. The remaining four bedrooms are all of a good size and are serviced by a modern family bathroom. Bedrooms two also have a generous range of built in wardrobes.











## Outside

Externally there is off road parking for several vehicles to the front elevation with gated access leading into the larger than average easy to maintain landscaped garden, a fantastic space for modern family living and entertaining.



## Features

- A deceptively spacious, detached family home
- Four ground floor reception rooms
- Five bedrooms, two with fitted wardrobes
- Principal bedroom with en suite shower room
- Modern family bathroom
- Well presented throughout
- Walking distance to Ashby town centre
- Ample off road parking, integral garage
- Larger than average, landscaped rear gardens







## 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

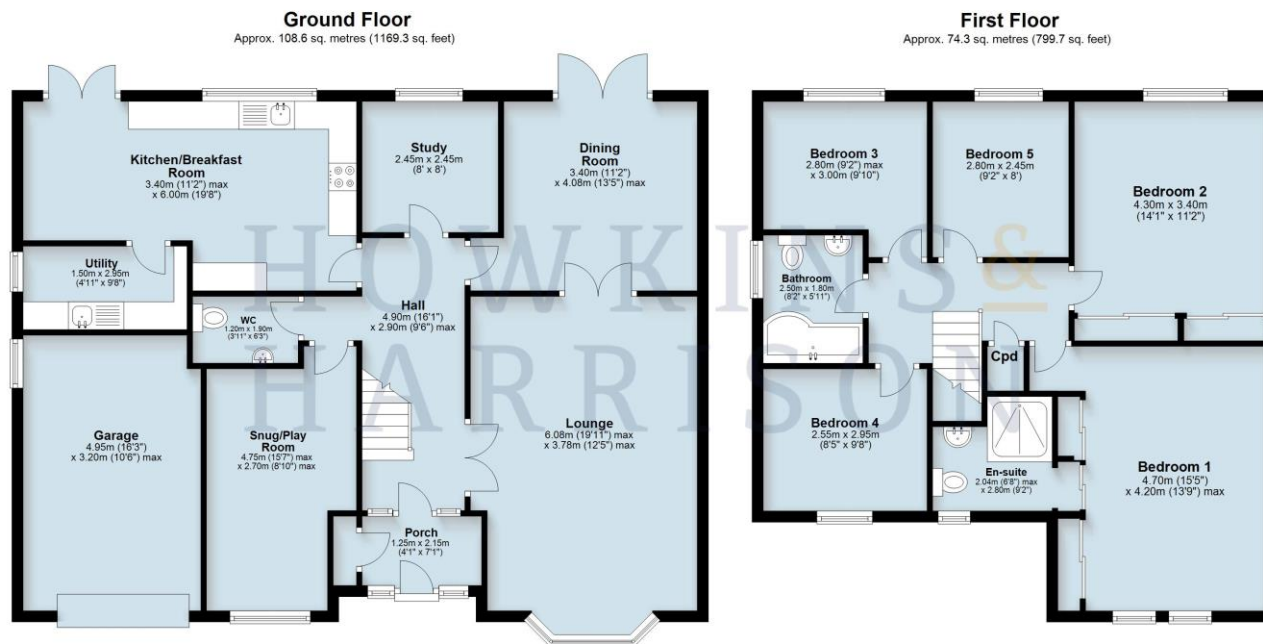
North West Leicestershire District Council - [Tel:01530-454545](tel:01530-454545)

## Council Tax

Band - F

### Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82   B
69-80	C		
55-68	D	65   D	
39-54	E		
21-38	F		
1-20	G		



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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