



10 Denstone Close, Ashby de la Zouch, Leicestershire, LE65 2SA

HOWKINS &  
HARRISON

10 Denstone Close,  
Ashby de la Zouch,  
Leicestershire, LE65 2SA

Asking Price: £250,000

Located on this ever popular development within easy reach of Ashby de la Zouch town centre and schools. A three bedroom end town house offered for sale with no upward chain, the perfect investment or first time buyer property. Tucked away within a quiet cul de sac the property briefly comprises a modern dining/kitchen with adjoining reception lounge and three bedrooms to the first floor serviced by a family bathroom. Externally you will find ample off road parking to the front and side, whilst to the rear is a landscaped rear garden.

#### Features

- Ideal investment or first time home
- Three bedrooms
- Quiet cul de sac location
- Modern dining/kitchen
- Ample off road parking to the front & side elevations
- Landscaped rear gardens
- 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.



## Ground Floor

From the front elevation the property leads directly into the entrance hallway with staircase rises to the first floor. A door to the right opens up into a generous reception lounge with window to the front elevation and a feature fireplace. A further door leads into the modern fitted dining/kitchen with a range of wall and eye level units incorporating a built in oven, hob and extractor hood, ample work surface areas and further appliance space. The dining area has a door to a useful downstairs store cupboard and a door leading to outside and the rear patio area.

## First Floor

The staircase rises from the entrance hall onto the first floor landing, doors lead off giving access into all three bedrooms and the family bathroom. Bedroom one is a sizable double room and overlooks the rear garden whilst bedrooms two and three are situated to the front and work well as children's bedrooms, home office or dressing rooms.

## Outside

Outside the property provides a tarmac driveway providing off road parking to the front and side elevation. A gate to the side leads into the landscaped panel enclosed rear garden which is mainly laid to lawn and a paved patio 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 - B

| Energy Efficiency Rating |               |         |           |
|--------------------------|---------------|---------|-----------|
| Score                    | Energy rating | Current | Potential |
| 92+                      | A             |         |           |
| 81-91                    | B             |         | 84   B    |
| 69-80                    | C             |         |           |
| 55-68                    | D             | 67   D  |           |
| 39-54                    | E             |         |           |
| 21-38                    | F             |         |           |
| 1-20                     | G             |         |           |

## Howkins & Harrison

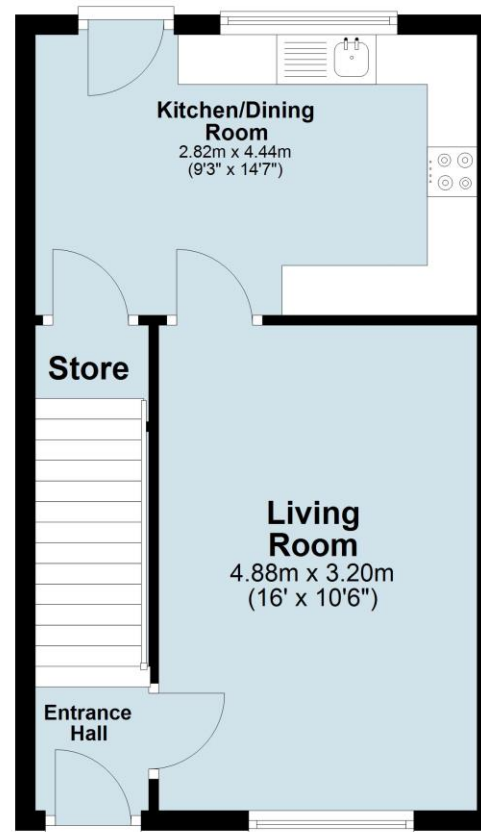
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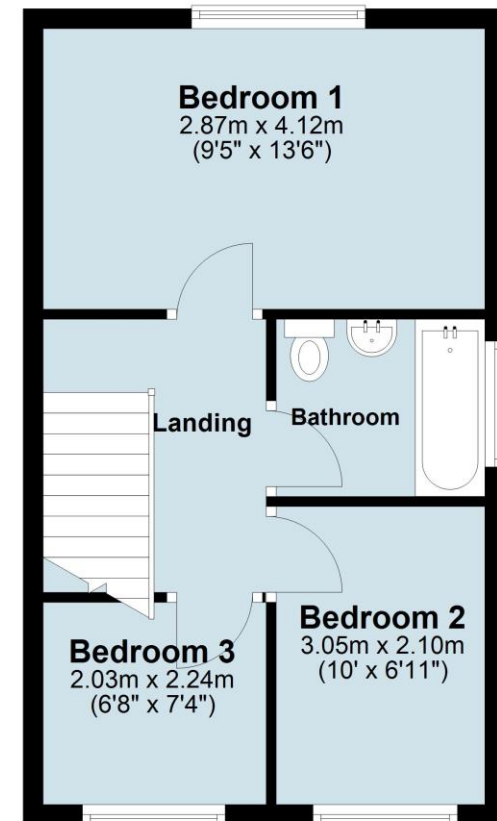


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## Ground Floor



## First Floor



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.