



Mayfield, 8 Willesley Close, Ashby de la Zouch, Leicestershire, LE65 2QB

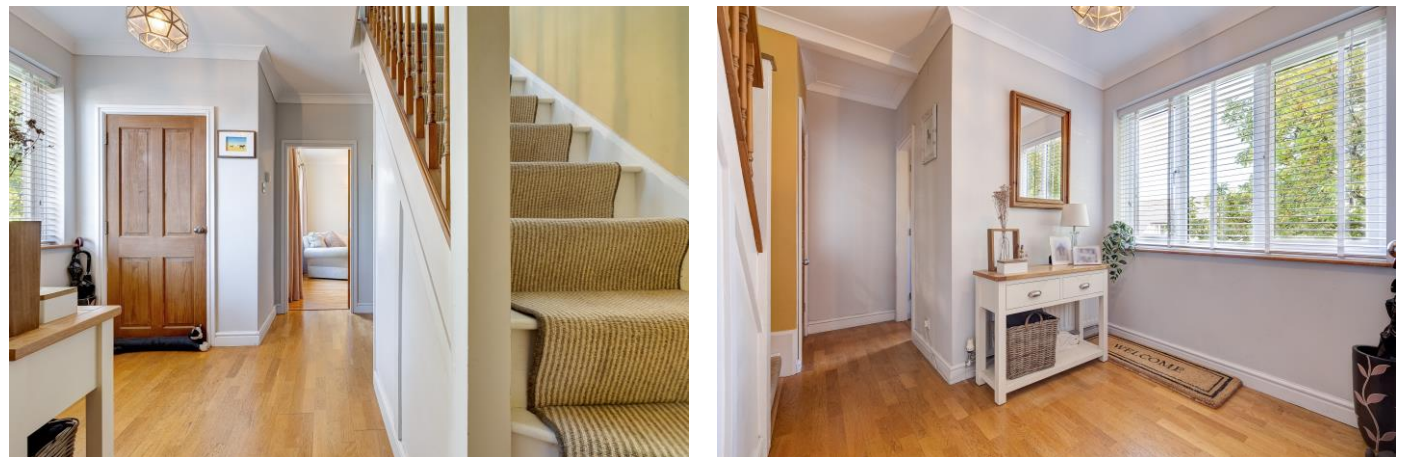
HOWKINS &  
HARRISON

Mayfield, 8 Willesley Close  
Ashby de la Zouch,  
Leicestershire, LE65 2QB

Asking Price: £675,000

Located within a sought after cul de sac position close to Ashby de la Zouch town centre. A versatile five bedroom detached property occupying a substantial garden plot with flexible internal accommodation totalling just under 2000sqft. In brief comprising, entrance hallway, WC, dining kitchen, utility, open plan lounge into sitting room and a separate family room. To the first floor there are four large double bedrooms alongside a single fifth room all of which are serviced by two bathrooms.

Externally the property provides off road parking for two vehicles, an integral single garage and immaculately well maintained rear gardens ideal for entertaining.



## 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

The property can be accessed from the front elevation and leads directly into the main entrance hallway with a cloakroom WC. From here you have access across all of the ground floor living accommodation. To the right is a modern open plan dining kitchen with double doors opening to the rear and utility room off. To the left is a spacious reception lounge opening to a sitting room with French doors offering views of the rear gardens. In addition, there is also a versatile third reception/family room ideal for use as a play room or home office/study.

## First Floor

From the entrance hallway the single flight staircase rises onto the first floor landing, doors lead off and open into all five bedrooms and the main family bathroom. Four of the bedrooms are all comfortable doubles and the principal bedroom has the benefit of a walk in wardrobe and access into its own en suite bathroom. Bedroom five would make an ideal study or nursery.





## Outside

Externally the property benefits from off road parking for two vehicles to the front elevation in the form of a tarmacadam driveway. In addition, there is also a single integral garage that could be used as one further parking space or storage. Gated access to the side opens into a private and secluded large rear garden which is mainly laid to lawn with mature trees and shrubbery, creating a perfect environment for family life and entertaining.



## Features

- Versatile detached five bedroom family home
- Three reception rooms
- Open plan dining/kitchen and utility
- Four double bedrooms and fifth single room
- En-suite bathroom and a family bathroom
- Off road parking for two vehicles and garage
- Walking distance to Ashby town centre
- Sought after cul de sac location
- Private, large 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 - D

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74   C	81   B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Total area: approx. 178.1 sq. metres (1917.1 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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