



7 Knights Close Ashby de la Zouch, Leicestershire, LE65 2JQ

HOWKINS &
HARRISON

7 Knights Close ,
Ashby de la Zouch,
Leicestershire, LE65 2JQ

OIEO: £300,000

Privately nestled away within this prime residential cul de sac, a three bedroom detached bungalow offering versatile living accommodation. The property benefits from a generously sized reception lounge with connecting conservatory, fitted kitchen, family shower room and three good sized bedrooms.

Externally you can find a driveway allowing off road parking, detached single garage and private south westerly facing rear garden.

Features

- Double fronted detached bungalow
- Generously sized reception lounge
- Adjoining conservatory
- Three good sized/versatile bedrooms
- Off road parking and detached single garage
- Private, south-west facing rear gardens
- Conveniently situated for 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

Over the block paved driveway the property is accessed via a UPVC entrance porch which in turn leads to a good-sized entrance hallway. Doors lead off allowing entry into all of the ground floor living accommodation, to the left are two of the larger bedrooms with the principal room overlooking the rear elevation. The third and final bedroom is a versatile room that could also be used as a second reception and adjoins to the main reception lounge. Heading off to the right is a three-piece shower room and fitted kitchen that benefits from a range of floor and wall mounted units. To complete is a sizeable conservatory/summer room that offers wrap around views of the landscaped rear gardens.

Outside

The bungalow is approached over a block brick driveway providing ample parking leading to a single detached garage. Gated access to the side leads into the south-westerly gardens that have been landscaped in order to allow for seating, shaped lawns and surrounding beds and borders,

Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison on Tel: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		86 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Howkins & Harrison

58 Market Street, Ashby de la Zouch,
Leicestershire LE65 1AN

Telephone 01530 410930
Email ashbyproperty@howkinsandharrison.co.uk
Web howkinsandharrison.co.uk
Facebook HowkinsandHarrison
Twitter HowkinsLLP
Instagram HowkinsLLP



Floor Plan

Approx. 91.2 sq. metres (982.0 sq. feet)

Total area: approx. 91.2 sq. metres (982.0 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.

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.



rightmove
find your happy



This document is made from fully recyclable materials.
We are working on ways to move all of our products to recyclable solutions.