



12 Glade Lane, Ashby de la Zouch, Leicestershire, LE65 2RP

HOWKINS &
HARRISON

12 Glade Lane,
Ashby de la Zouch,
Leicestershire, LE65 2RP

Guide Price: £315,000

Constructed in 2018, located on the very popular modern 'Davidsons Homes' development, close to local amenities and schooling. A three storey semi detached family home offering 1085 sqft of internal accommodation. In brief comprising a bay fronted lounge, cloakroom WC and a generous size open plan kitchen/diner/family room. To the first floor are two double bedrooms serviced by a jack n jill four piece bath/shower room and to the second floor is a master bedroom with its own en-suite shower room. Externally there is a driveway leading to a detached garage and pleasant easy to maintain rear garden.

Features

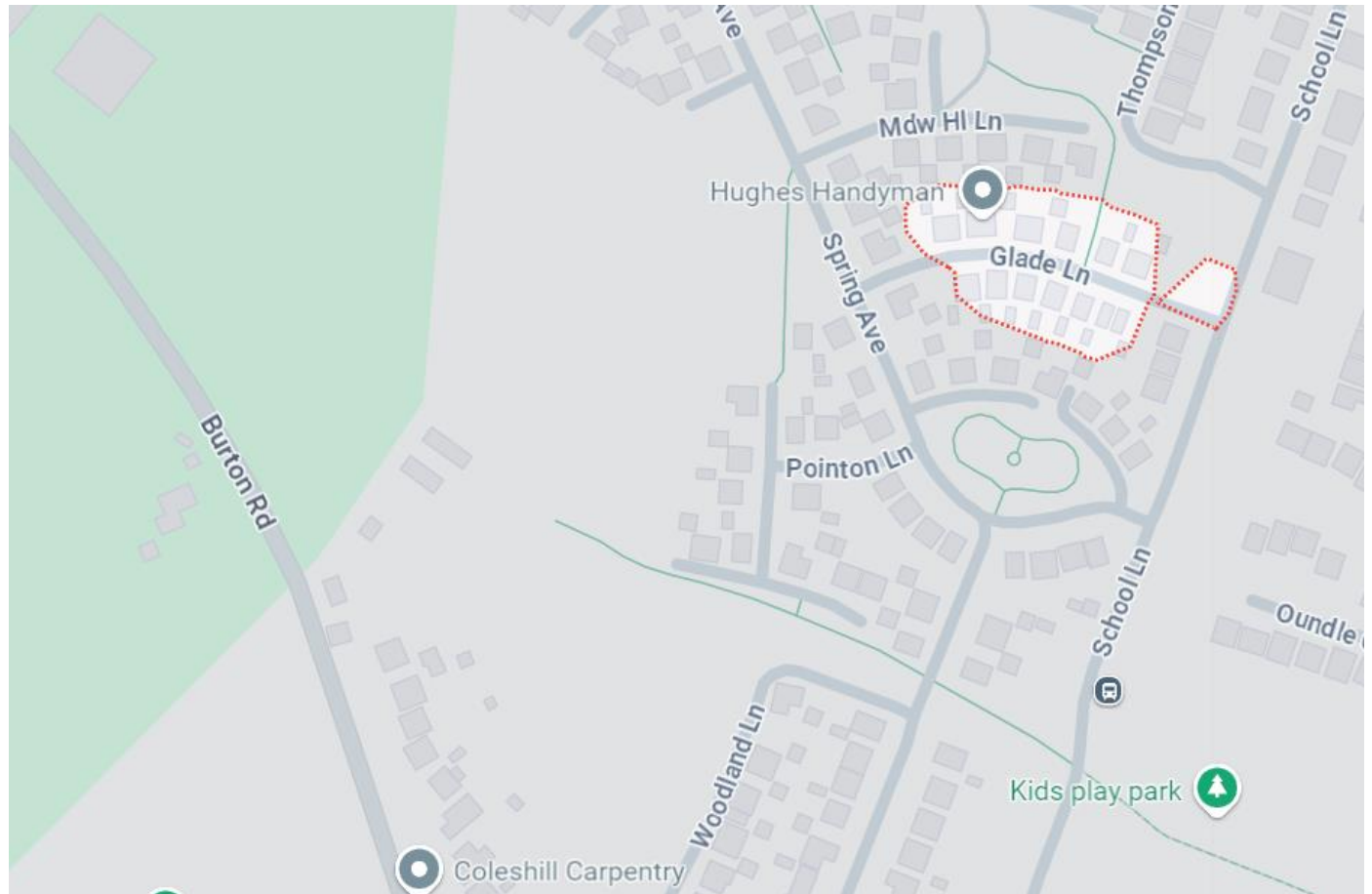
- Well presented semi detached home
- 1085 sqft of accommodation arranged over three floors
- Close to excellent amenities and schooling
- Open plan kitchen/dining/family area
- Three good size bedrooms
- Master bedroom with en-suite shower room
- Jack n Jill four piece bath/shower room
- Driveway and detached garage



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.



Accommodation Details - Ground Floor

Front entrance door leads into a hallway with door off to the left into a bay fronted lounge with store cupboard beneath the stairs and door to internal hall with cloakroom WC off and entry into a large open plan kitchen/diner/family area. With French doors and full height windows to the outside, this room feels light and airy with ample space for seating. The Kitchen has a range of wall and base units with ample preparation surfaces, built in appliances including, oven, hob and extractor fan. plumbing for a washing machine and complementary tiling.

First & Second Floors

The staircase rises to a first floor landing with fitted cupboard and doors leading off to two good sized double bedrooms, one with a built in wardrobe and both serviced by the jack and jill four piece bathroom. A second staircase rises to the master bedroom with built in wardrobes and access into its own en-suite shower room.





Outside

Externally there is a driveway providing off road parking for two vehicles, with an electric vehicle charging point, leading to a detached garage. Side gated access leads into the easy to maintain rear garden with raised shrubbery bed and paved patio.



Offering ready to move into modern accommodation ideal for growing needs.





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

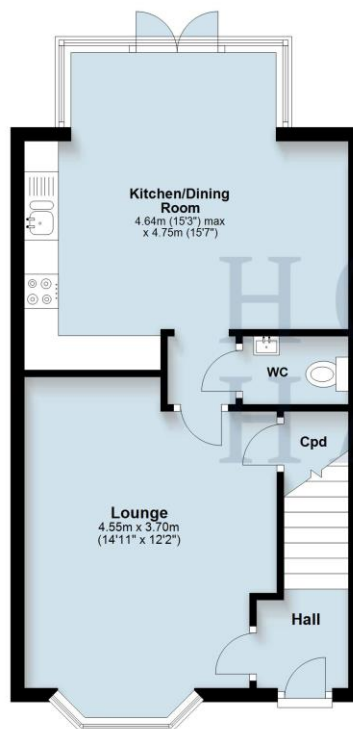
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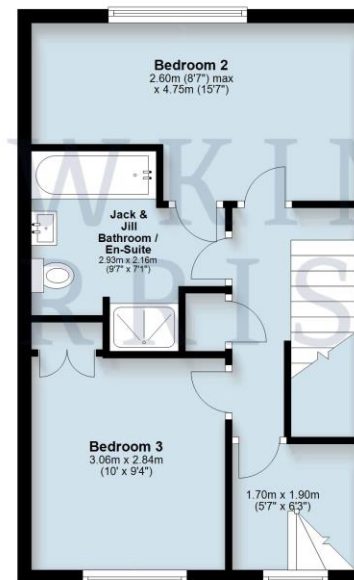
Ground Floor

Approx. 40.2 sq. metres (432.6 sq. feet)



First Floor

Approx. 37.6 sq. metres (405.0 sq. feet)



Second Floor

Approx. 23.0 sq. metres (247.6 sq. feet)



Total area: approx. 100.8 sq. metres (1085.2 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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