



17 Goose Pen Lane, Ashby-De-La-Zouch, Leicestershire, LE65 2WE

HOWKINS &
HARRISON

17 Goose Pen lane,
Ashby de la Zouch,
Leicestershire, LE65 2WE

Offers In Excess Of : £280,000

Lovely modern family home, featuring fitted kitchen/dining room, living room and downstairs cloakroom. Upstairs there are three bedrooms benefitting from an en-suite and three piece family bathroom. Outside there is ample off road parking and a landscaped rear garden.

Features

- Modern family home
- Three bedrooms
- Fitted kitchen/dining room
- Stunning landscaped rear garden
- Living room
- En-suite to master bedroom
- Family bathroom
- Ample off road parking
- Sought after location
- Energy Rating- B



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 Donnington.

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

Accessed over a tarmacadam driveway to the left of the property, the traditional doorway leads into the entrance hall where you will find access into the main living area and WC. Overlooking the front elevation is a good sized reception lounge that has been perfectly decorated, it really must be viewed to be appreciated to the full extent. To the rear is a modern fitted kitchen that benefits from a range of fitted units as well as some integrated appliances with French doors opening out to a stunning garden.

First Floor

The staircase can be accessed via the inner hallway and provides access over all of the first floor accommodation. The principal bedroom is situated to the rear of the property and offers its own en suite shower room whilst bedrooms two and three both a good size and are serviced by the three piece family bathroom in the centre of the house.

Outside

Externally there is a tarmacadam driveway that allows parking for two vehicles with the added benefit of a front garden with stunning slabbed path leading to the front door. To the rear is a well kept, landscaped rear garden with a raise decking area perfect for hosting. This garden is larger than average on the estate with a wrap around paved area with added benefit of a space for a garden shed.

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.

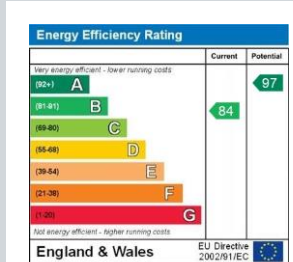
Services

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.

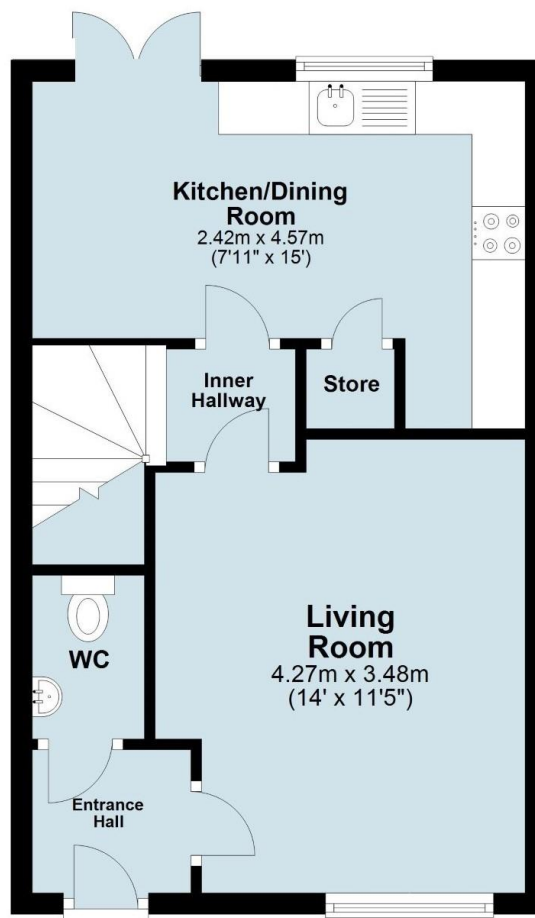
Local Authority

North West Leicestershire District Council
Tel: 01530-454545

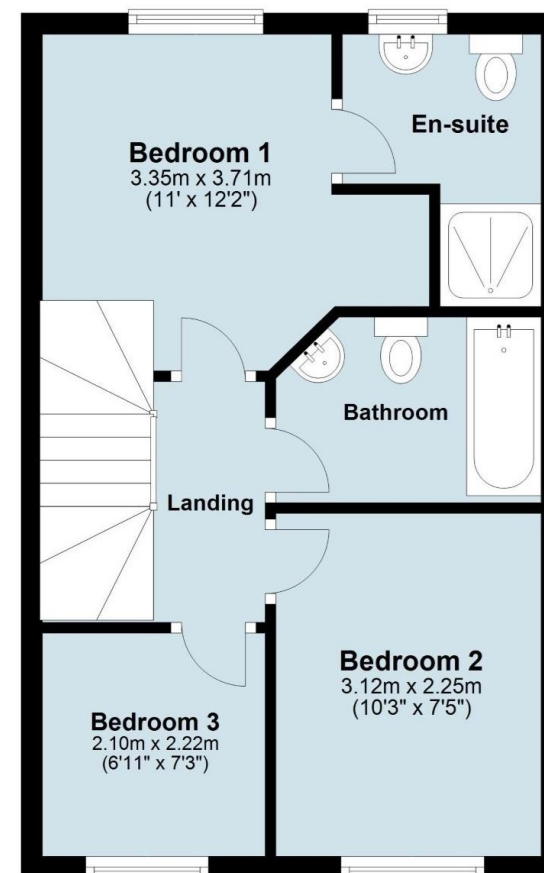
Council Tax Band -B



Ground Floor



First Floor



Howkins & Harrison

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