



Melbourne, 1 Rowena Drive, Ashby de la Zouch, LE65 2JE

HOWKINS &  
HARRISON



Melbourne, 1 Rowena Drive,  
Ashby de la Zouch,  
Leicestershire, LE65 2JE

Asking Price: £375,000

Situated within a short walk of Ashby town centre and benefiting from over 1,300 sqft of living accommodation, is this three bedroom double fronted, extended, detached dormer bungalow. Boasting versatile living space over two floors and offered to market with no upward chain. In brief the accommodation comprises; porch, hallway, 22ft bay fronted lounge, separate bay fronted dining room opening into a conservatory and to the rear is a fitted breakfast kitchen with utility room off. Finally, a three piece bathroom completes this floor.

To the first floor there are three good sized bedrooms, a three piece shower room and eaves storage area.

Externally there is ample off road parking, single garage and wrap around landscaped gardens.



## 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

From the front elevation the property leads directly into an enclosed porch which in turn continues through into the main reception hallway. Doors to the left and right open into both of the generously sized reception rooms, to the right is the full length reception lounge with sliding patio doors that overlook the rear garden, whilst to the left is a formal dining room with feature bay window. Continuing through the ground floor accommodation you will also find a fitted breakfast kitchen with separate utility off and a three piece bathroom. Finally a versatile conservatory that could be used as an additional reception or sitting room.

## First Floor

Stairs lead from the entrance hallway up onto the first floor landing where you can find all three bedrooms and the shower room. Bedrooms one and two are both good double rooms that overlook the front elevation and have the benefit of fitted wardrobes throughout. Bedroom three can be found to the rear and is a good sized single bedroom or dressing room. To complete, a three piece shower room services all three bedrooms.











## Outside

Externally the property benefits from off road parking in the form of two concrete driveways, there is also an adjoining single garage that could be used as storage or additional parking if required. Gated access to the side leads round to the wraparound gardens that consist of numerous block paved seating areas, lawn and surrounding shrubbery and borders.

## Features

- Offered to market with no upward chain
- Only a short walk into Ashby town centre
- Two generously sized ground floor reception rooms
- Fitted breakfast kitchen with separate utility area
- Two generous double bedrooms and a third single room
- Bathroom and first floor shower room
- Corner garden plot with wraparound gardens
- Off road parking and single garage







## Viewing Arrangements

Strictly by prior appointment via the agents Howkins & 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

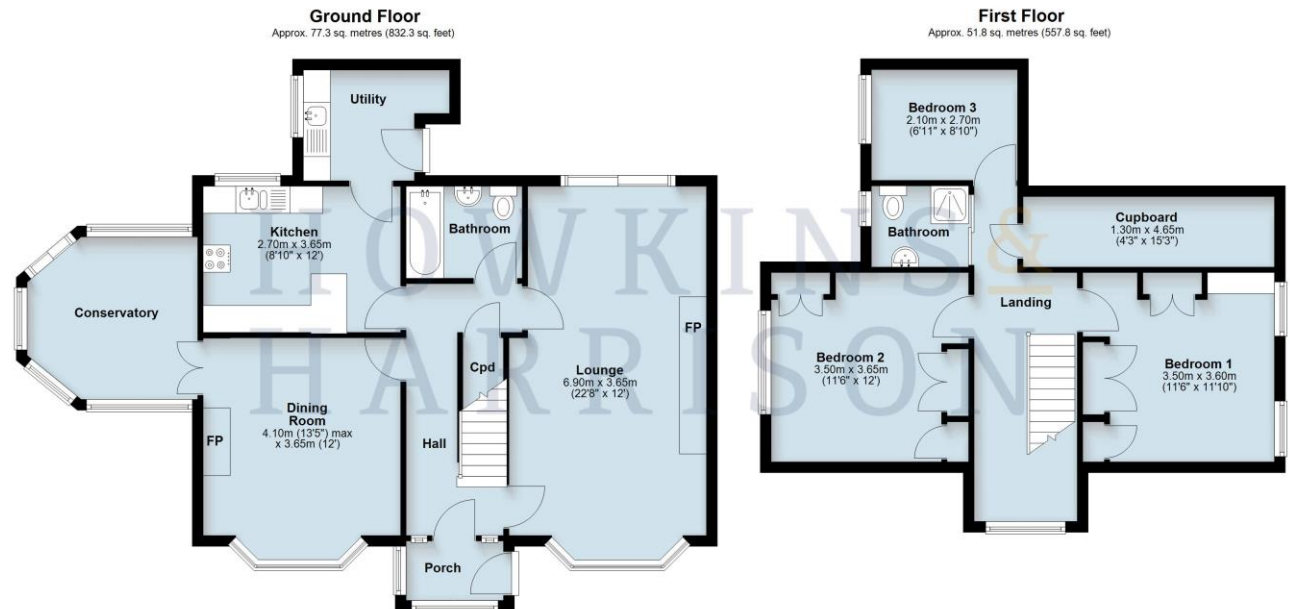
North West Leicestershire District Council - [Tel:01530-454545](tel:01530-454545)

Council Tax

Band - D

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AWAITING EPC



Total area: approx. 129.1 sq. metres (1390.1 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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