



44 Churchill Close, Ashby de la Zouch, Leicestershire, LE65 2LR

HOWKINS &
HARRISON

44 Churchill Close,
Ashby de la Zouch,
Leicestershire, LE65 2LR

OIEO: £350,000

Set within a popular cul de sac within Ashby de la Zouch, this three bedroom detached family home occupies a generous plot and is offered to market with no upward chain. Benefitting from just under 1,000 sqft of living accommodation that briefly comprises:- porch, entrance hallway, a large open plan living/dining room and fitted kitchen/breakfast room. To the first floor there are three good sized bedrooms, shower room and a separate WC.

Externally there is off road parking to the front elevation in the form of a large concrete driveway, an attached garage and a private, landscaped rear garden.

Features

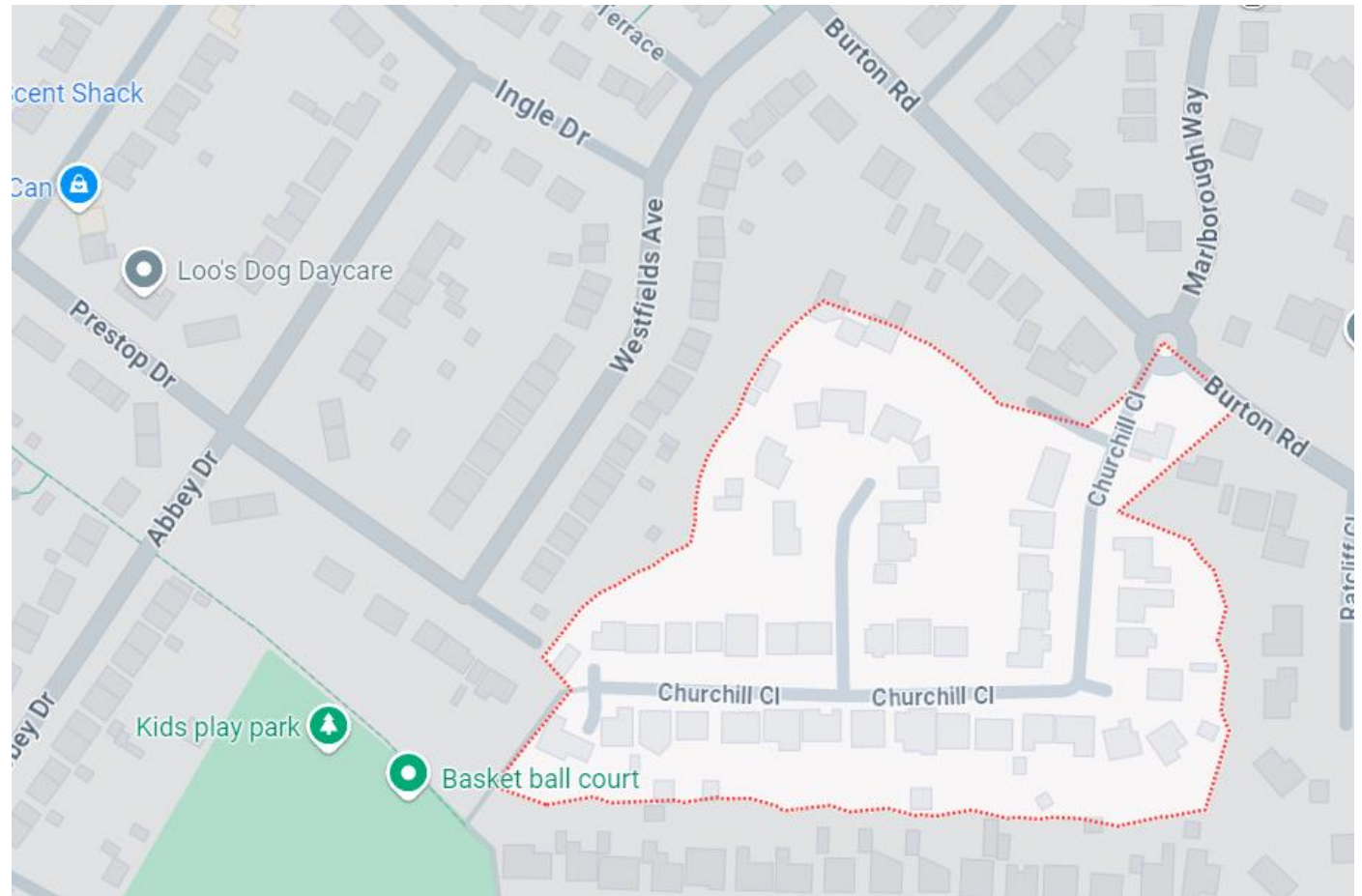
- Sought after residential location
- No upward chain
- Detached family home
- Open plan sitting/dining room
- Three bedrooms and shower room
- Off street parking and integral garage
- Easy to maintain gardens
- Close to the town centre and amenities



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 opens into an entrance porch which in turn follows into the main hallway. A door immediately to the right leads into the main reception lounge with archway to the rear that flows through into a formal dining area ideal for entertaining. Completing the ground floor living accommodation and accessed to the rear of the entrance hall or from the dining room is a fitted breakfast kitchen incorporating a range of floor and wall mounted units alongside space for freestanding appliances and a door to outside.

First Floor

A staircase accessed from the entrance hallway rises onto the first floor landing where you will find all three bedrooms and the family bathroom. Bedrooms one and three overlook the front elevation whilst bedroom two offers views overlooking the rear garden, all three bedrooms are serviced by a shower room and separate WC. Bedrooms one and three both have built in wardrobes.

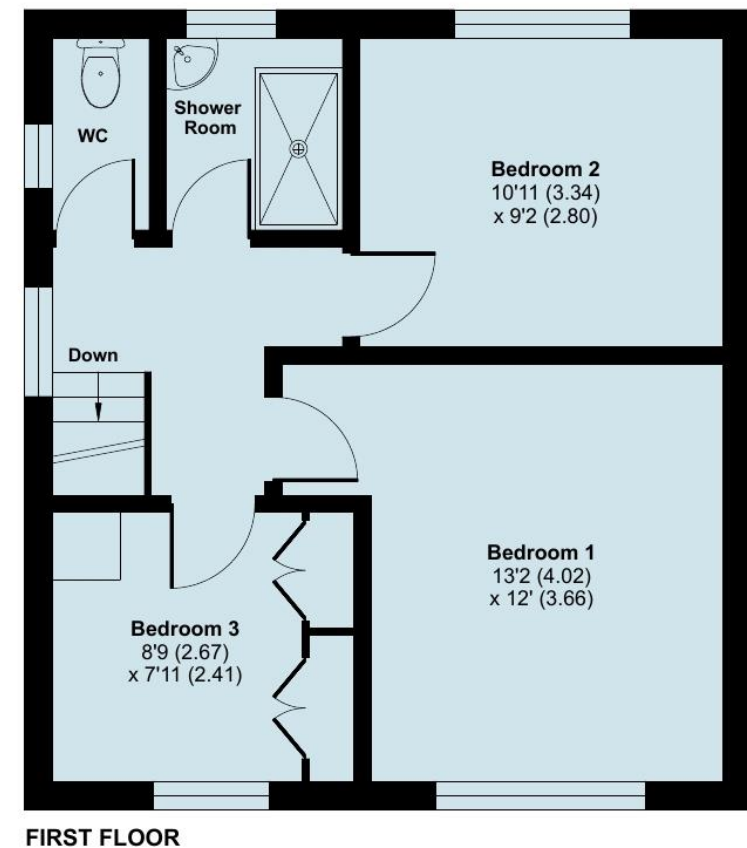
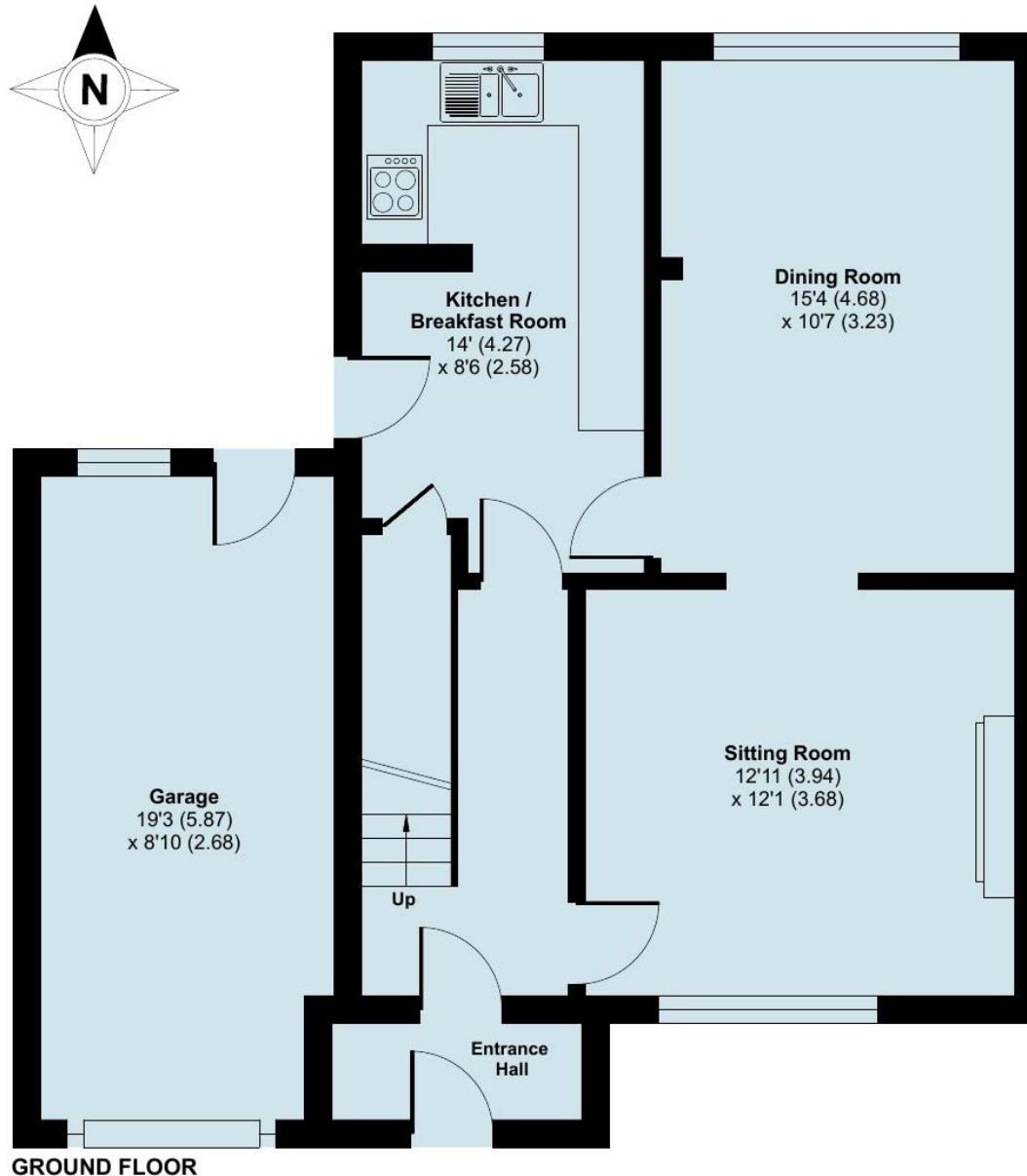
Churchill Close, Ashby-de-la-Zouch, LE65

Approximate Area = 999 sq ft / 92.8 sq m

Garage = 166 sq ft / 15.4 sq m

Total = 1165 sq ft / 108.2 sq m

For identification only - Not to scale





Outside

Externally the property benefits from ample off road parking to the front in the form of a concrete driveway, gated access to the side then leads into a non overlooked rear garden ideal for modern family living.

Tenure & Possession

The property is freehold with vacant possession being given on completion

Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.



Close to town centre amenities and excellent road commuter links.

Viewing is highly recommended





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. We are advised that mains water, drainage gas and electricity are connected to the property. The central heating is gas fired and Virgin Media is the current broadband provider.

Local Authority

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

Council Tax – D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		



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.

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