



3 Elm Avenue, Ashby de la Zouch, Leicestershire, LE65 1SS

HOWKINS &
HARRISON

3 Elm Avenue,
Ashby de la Zouch,
Leicestershire, LE65 1SS

Occupying a deceptively spacious plot and offered to market with no upward chain, this extended detached property is the perfect first-time home and is ideally situated for city commuters.

With accommodation totalling over 1058sqft arranged over two floors, the property in brief comprises:- entrance hall, a generous open plan sitting/dining room also opening into the fitted kitchen and adjoining utility room. A rear conservatory completed the ground floor. Upstairs you will find three bedrooms and a family bathroom.

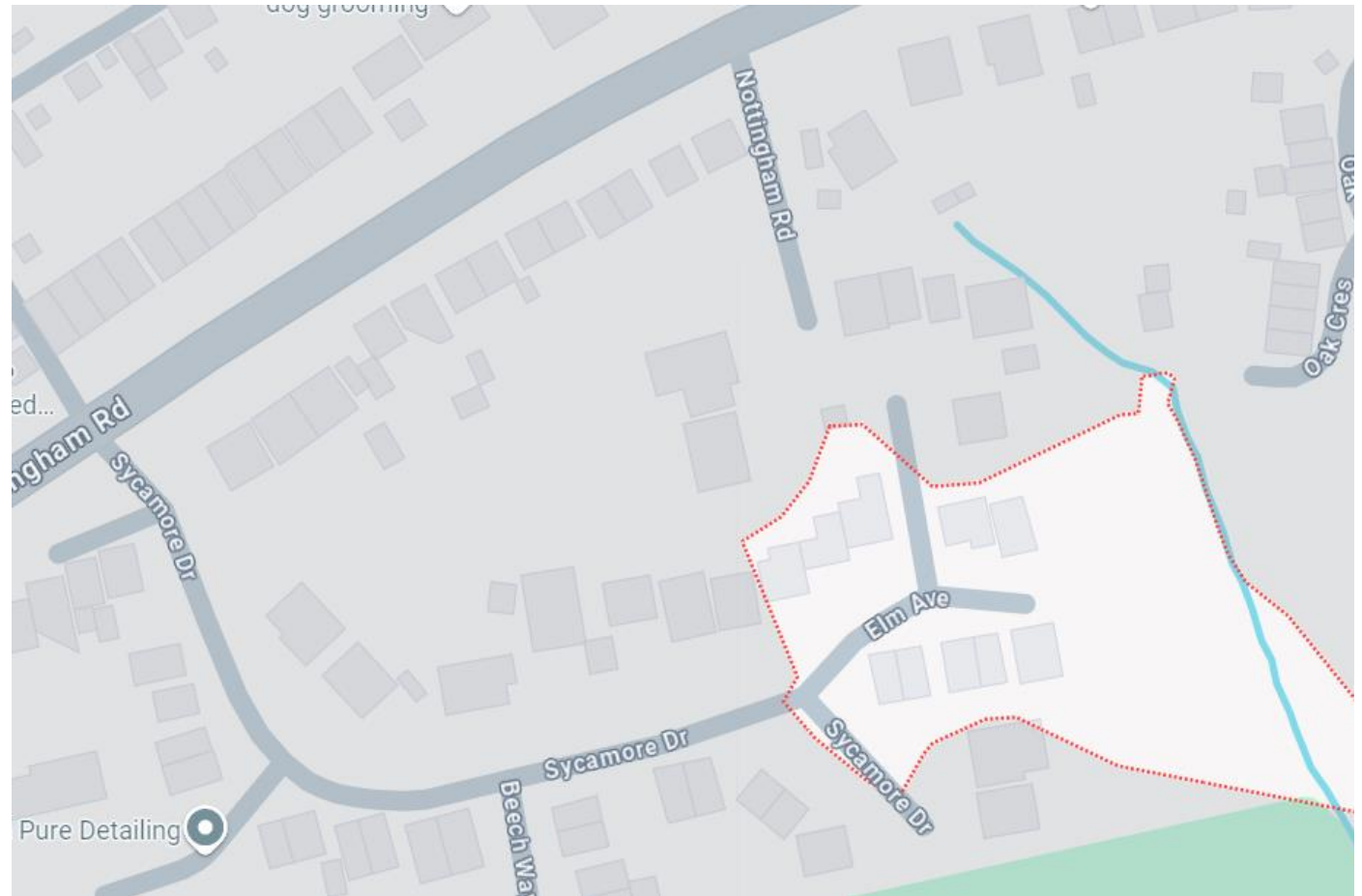
Externally the property has off road parking as well as a single garage, well maintained rear garden and a private, enclosed rear garden.



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

Approached from the front elevation the property leads directly in the entrance porch, a door leads off to the right giving access into a the open plan sitting/dining room. Moving toward the rear, patio doors open out into a separate conservatory that allows access out into the private rear gardens. To complete the ground floor living accommodation is a fitted kitchen with adjoining utility area.

First Floor

A staircase rises from the open plan living area to the first floor landing. Doors lead off giving access to all three bedrooms with bedrooms one and two being two good sized double rooms whilst the third bedroom is versatile and could be used as a nursery, dressing room or home office. There is a three piece shower room to the rear elevation.





Outside

Externally to the front of the property is a well maintained lawned garden, driveway for off road parking leading to the attached single garage with pitched roof allowing for storage. Side access gives entry to the rear garden which is enclosed and landscaped mainly to lawn with surrounding borders.

Agents Note

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

Tenure & Possession

The property is freehold with vacant possession being given on completion



Features

- Offered with no upward chain
- Well presented extended detached home
- Just a short walk from Ashby town centre
- Open plan sitting/dining room
- Kitchen with utility room
- Rear conservatory opening onto the garden
- Two double bedrooms and a single bedrooms
- Deceptively spacious rear garden
- Perfectly situated for city commuters
- Off road parking and attached 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

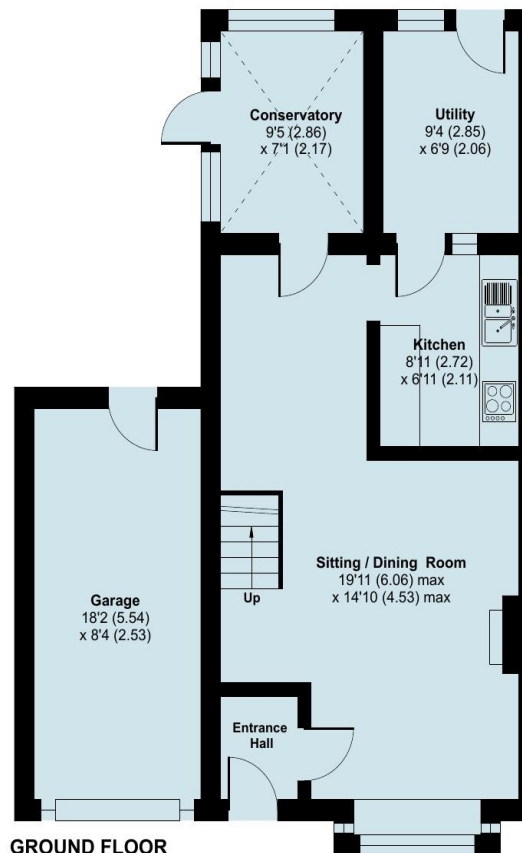
None of the services have been tested. We are advised that mains water, drainage and electricity are connected to the property. The central heating is gas fired and Talk Talk is the current broadband provider.

Local Authority

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

Council Tax – C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



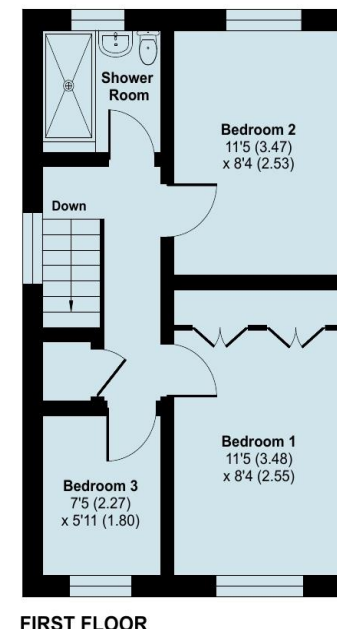
Elm Avenue, Ashby-de-la-Zouch, LE65

Approximate Area = 917 sq ft / 85.1 sq m

Garage = 151 sq ft / 14 sq m

Total = 1068 sq ft / 99.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Howkins & Harrison. REF: 1269438

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



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.

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.