



42 Highfields Close, Ashby de la Zouch, Leicestershire, LE65 2FN

HOWKINS &
HARRISON

42 Highfields Close,
Ashby de la Zouch,
Leicestershire, LE65 2FN

Asking Price: £650,000

Located within an extremely sought after close, within easy walking distance of Ashby town centre and Hill Top Primary School.

This much improved executive four bedroom detached family home occupies a generous plot and must be seen to be truly appreciated. With a total of over 1850 sqft of versatile accommodation the property in brief comprises:- 'L' shaped entrance hall, cloakroom WC, 17ft lounge, dining room, conservatory and separate study. A particular feature of this lovely home is the 27ft living /dining kitchen spanning the full depth of the property with bi folding doors leading out to the garden. and a utility room off. To the first floor there are four double bedrooms, an en-suite shower room to the main bedroom and a family bathroom.

Externally there is ample off road parking, an attached garage and a secluded south facing 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.



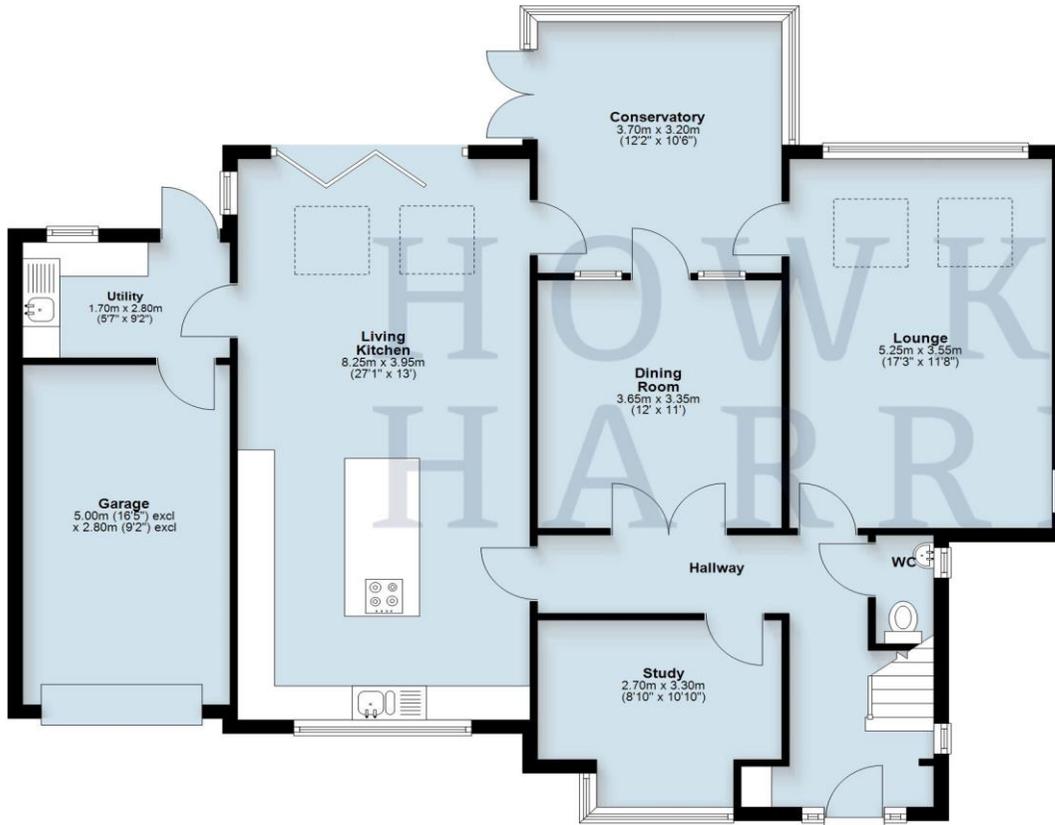
Accommodation Details - Ground Floor

A canopied entrance porch to the front elevation gives entry to a spacious 'L' shaped hallway with cloakroom WC. Doors lead off giving access across all of the ground floor living accommodation. To the left, a versatile reception room that works well as a study or children's playroom. To the right are two further reception rooms, the first a super 17ft lounge with full height vaulted ceiling and roof lights, and the second a formal dining area. In addition and a particular feature of the property is the 27ft open plan living/kitchen that offers a substantial range of floor and wall mounted units as well as a selection of integrated appliances. To complete the ground floor is a useful utility room with doors to both outside and the attached garage and a fabulous addition, making the most of the garden views, a fully glazed conservatory.

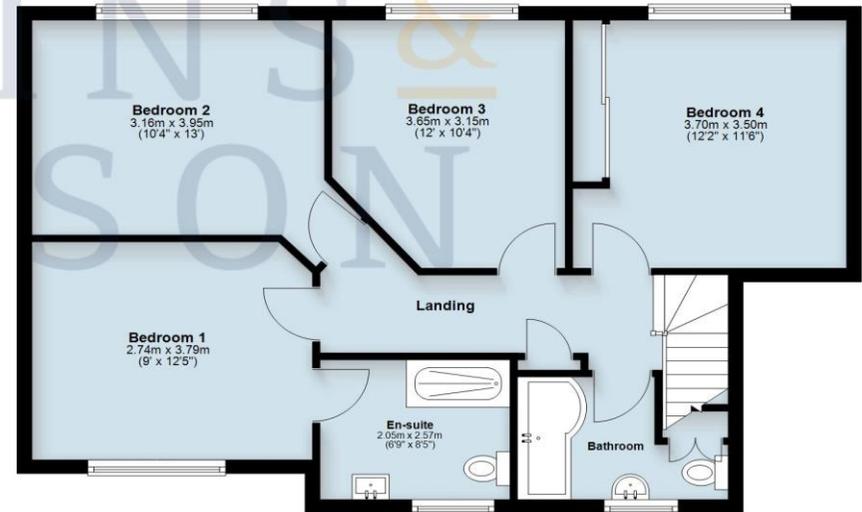
First Floor

A single flight staircase from the entrance hall leads onto the first floor landing, where you will find four good sized double bedrooms and the family bathroom. Bedrooms two, three and four all overlook the rear elevation and offer views of the south facing rear garden whereas bedroom one is situated to the front of the property but has the benefit of its own modern three piece en-suite shower room. To complete the first floor accommodation there is a well-equipped family bathroom with 'P' shaped bath with shower over.

Ground Floor
Approx. 102.9 sq. metres (1107.1 sq. feet)



First Floor
Approx. 69.1 sq. metres (743.7 sq. feet)



Total area: approx. 171.9 sq. metres (1850.8 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.



Outside

Outside the property benefits from ample parking to the front elevation as well as an additional covered space within a single garage. Gated access to the side elevation leads into the landscaped rear garden, where you will find a large outdoor seating area, ideal for entertaining as well as a large lawned garden with surrounding trees and shrubbery providing privacy throughout.

Tenure & Possession

T 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.

Features

- Executive detached family home
- Within walking distance to Ashby town centre
- Immaculately presented throughout
- Three generous reception rooms and conservatory
- Open plan 27ft living/kitchen with utility off
- Private, south facing rear gardens
- Executive four bedroom family home
- Sought after residential position





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

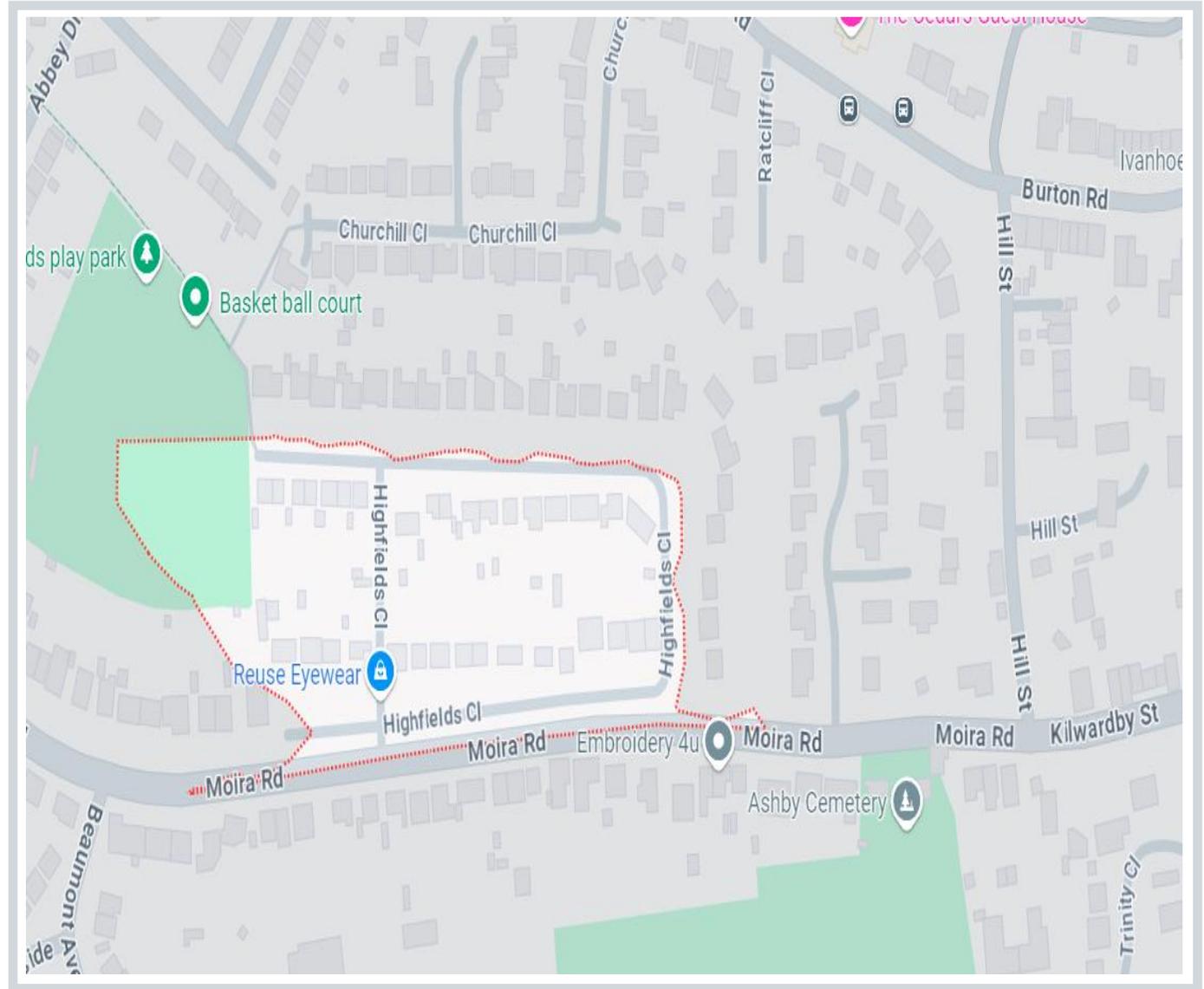
None of the services have been tested. We are advised that mains water, drainage and electricity are connected to the property. The central heating is gas fired and Vodafone is the current broadband provider.

Local Authority

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

Council Tax – Band D

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 84 B |
| 69-80 | C | 70 C | |
| 55-68 | D | | |
| 39-54 | 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.

Howkins & Harrison

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