



1 Loire Close, Ashby de la Zouch, Leicestershire, LE65 2QZ

HOWKINS &
HARRISON

1 Loire Close,
Ashby de la Zouch,
Leicestershire, LE65 2QZ

Asking Price: £325,000

Ideally located on this popular development, convenient for Ashby town centre, commuting and schools.

Offering over 1000sqft of internal accommodation, this detached family home, presented 'ready to move into briefly comprises:- entrance hall, cloakroom/WC, dual aspect 22ft sitting/dining room, re-fitted breakfast kitchen with matching utility room off. To the first floor there are three double bedrooms and re-fitted large family bathroom/WC.

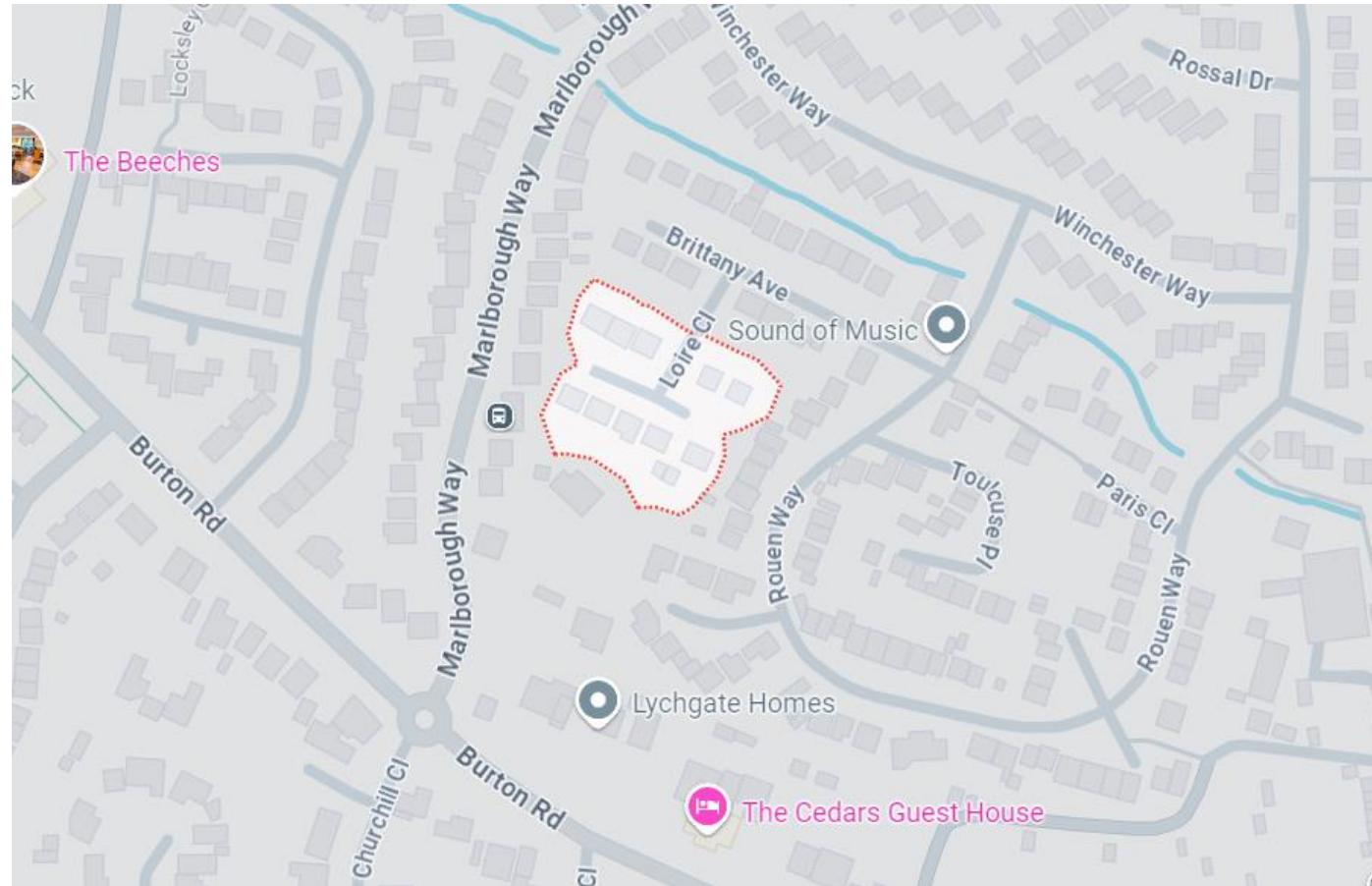
Externally the property has ample off-street parking, an attached garage and front and rear gardens.



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 Midlands Airport at Castle Donington.

The town boasts a wealth of main brand high street shops, banks and building societies, together with boutique shops offering a selection of shopping opportunities. Popular schooling includes four primary schools, middle school and Ashby School with associated sixth form and boar



Accommodation Details - Ground Floor

Enter from the front with a traditional doorway leading to an entrance hall with staircase rising to the first floor and cloakroom WC off. To the right is a dual aspect sitting/dining room with modern feature fire, window to the front elevation French doors to the rear elevation. With aspects to the rear is a stunning re-fitted kitchen with a range of integrated appliances and finally a matching utility room with door to outside, which was added by the previous owner via an extension.

First Floor

Heading up a single flight staircase onto the first floor landing with doors leading off to all three bedrooms can be accessed as well as the large modern family bathroom. Bedrooms one and two are sizeable double bedrooms, whereas the third bedroom is a slightly smaller double but could be used as a nursery, home office or children's bedroom.





Outside

The outside comprises of a beautifully presented lawned front garden and tarmacadam driveway providing off road parking and a single garage. The rear of the property is split into two areas via a low maintenance brick wall. The first garden right outside the French doors of the sitting room has both greeneries and slabbed areas with the second part nestled away to the right of the property offering peace and quiet, perfect for a vegetable patch or social area.

Tenure & Possession

The property is freehold with vacant possession being given on completion

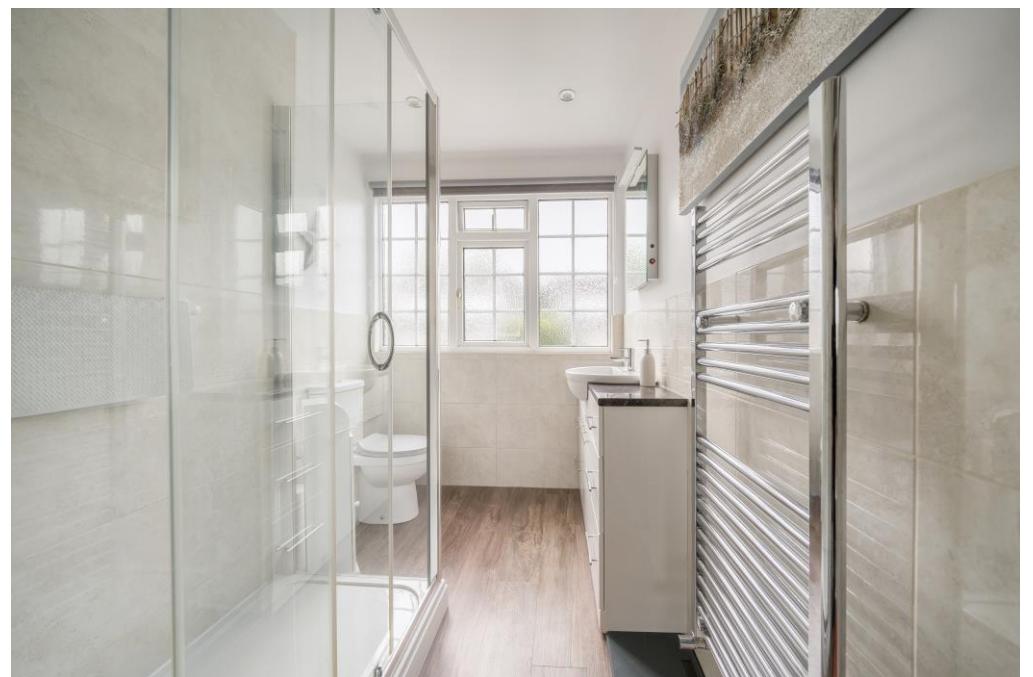
Agents Note

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

Features

- Superb ready to move into detached family home
- Modern and well presented throughout
- Spacious breakfast/kitchen with large utility
- 22ft dual aspect sitting dining room
- Re-fitted kitchen, utility and bathroom
- Above average size well maintained rear garden
- Off street parking and single garage
- Walking distance to Ashby town centre
- Ideal location for commuters and schooling





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.

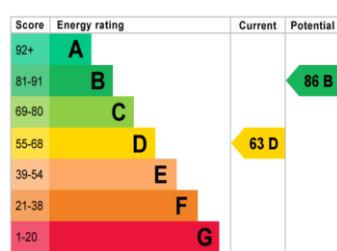
Services

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 ? is the current broadband provider.

Local Authority

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

Council Tax – Band D



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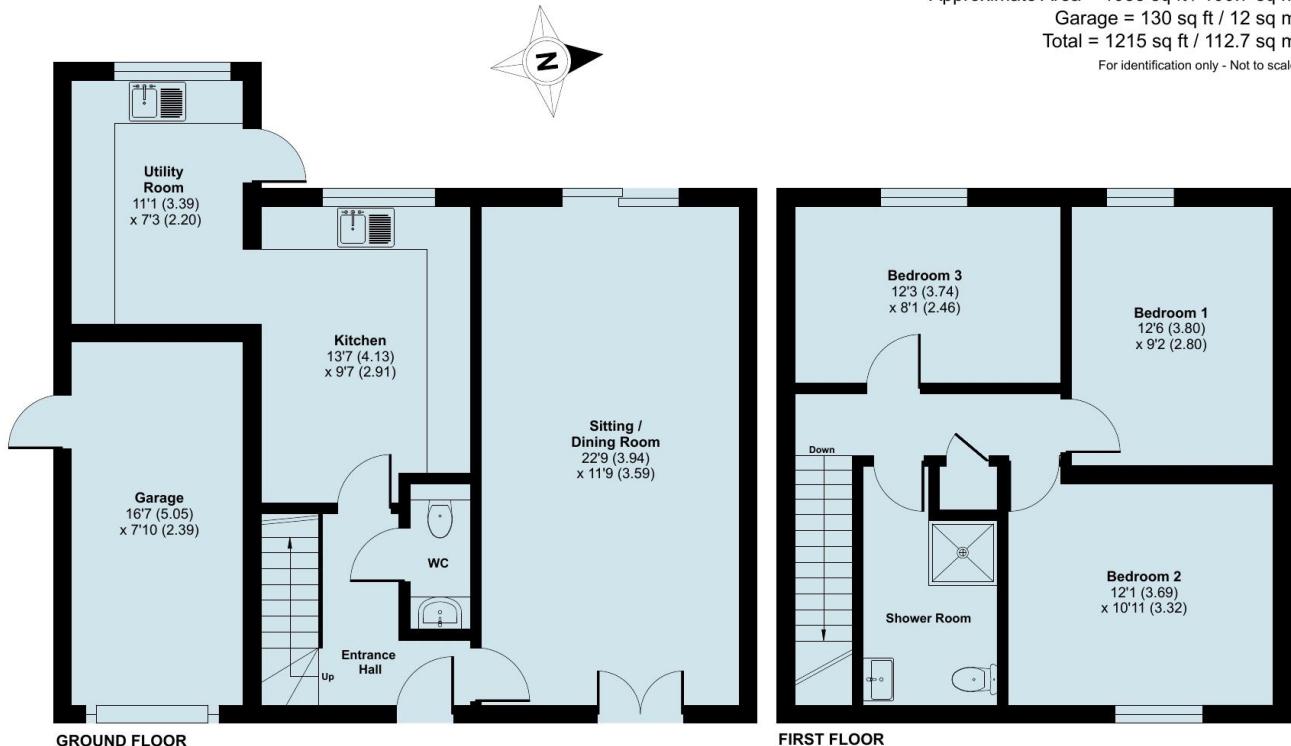
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Approximate Area = 1085 sq ft / 100.7 sq m

Garage = 130 sq ft / 12 sq m

Total = 1215 sq ft / 112.7 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). © nchecom 2025. Produced for Howkins & Harrison. REF: 1282202

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