



36, Highfields Close Ashby-De-La-Zouch, Leicestershire, LE65 2FN

HOWKINS &
HARRISON

36, Highfields Close,
Ashby-De-La-Zouch,
Leicestershire, LE65 2FN

Offers in excess of: £375,000

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

Completed to a high specification throughout, this semi detached property boasts 1173sqft of internal accommodation in brief comprising:- entrance porch, hall, dual aspect lounge with double doors opening into a 22ft kitchen/dining room with French doors to outside, pantry, cloakroom WC and utility room off. To the first floor there are three bedrooms, all having fitted wardrobes and a modern family bathroom.

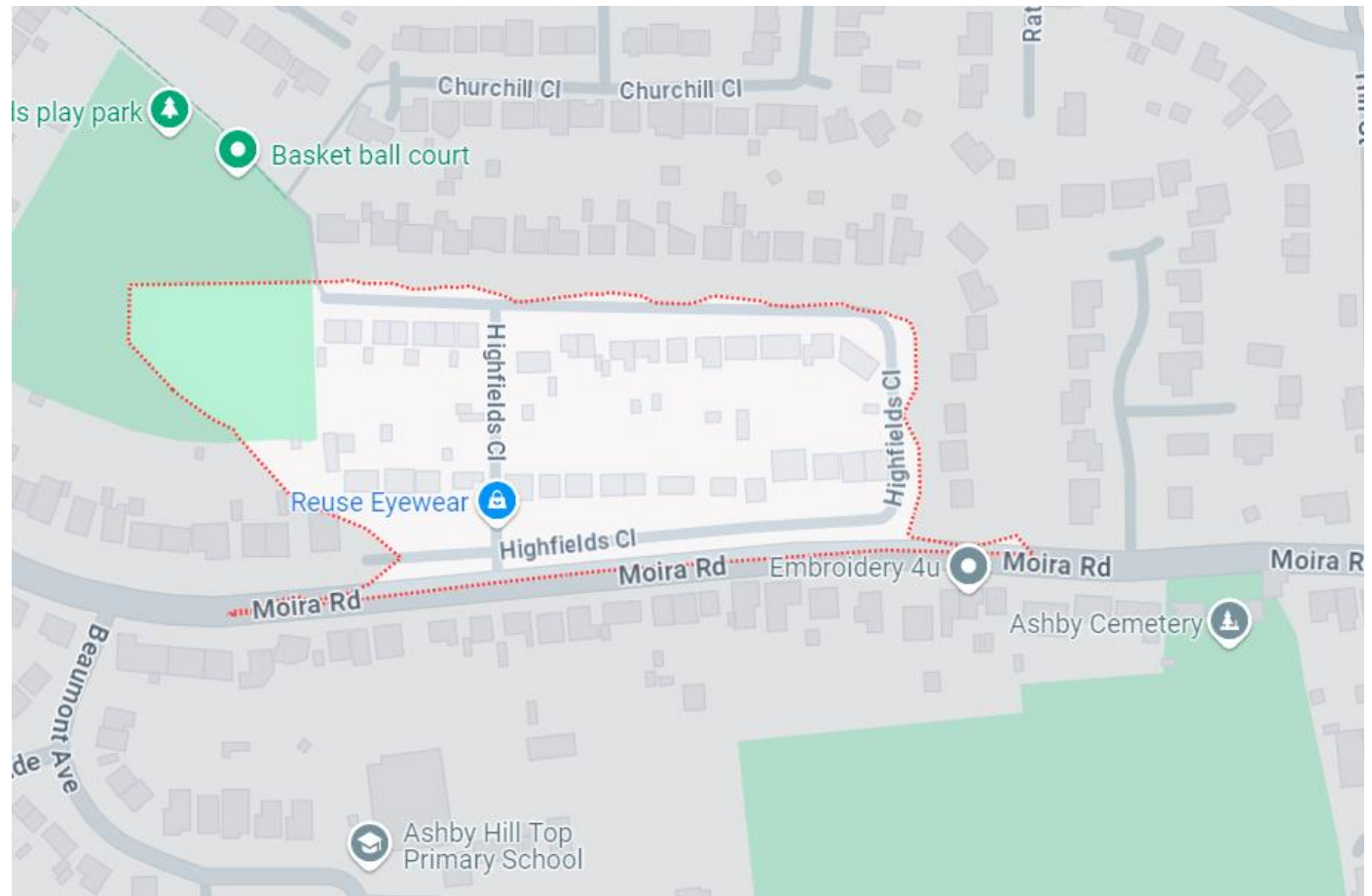
Externally, the property has the benefit of a large block paved driveway providing ample off street parking to the front and to the rear is a beautifully landscaped garden with a detached garden office/studio, further block paved parking and a detached garage.



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

Heading through the spacious porch you enter the hallway which boasts traditional parquet flooring. Leading off to the left a delightful dual aspect lounge with multi-fuel burning stove within fireplace and double opening wooden doors into the generous open plan kitchen diner. This room has a traditional style large white butler sink, ample modern wall and base units, preparation surfaces, and a built-in dishwasher. From here you can access the under-stairs storage, fitted pantry space and access to a useful utility storage space with downstairs WC. The kitchen diner also benefits from French doors opening onto the south-facing grey porcelain paved raised patio.

First Floor

The wide stairs rise from the entrance hall to a first-floor landing with doors leading off to three bedrooms. Two of which are large doubles and one single room, all with floor to ceiling fitted wardrobes. Finally, a modern family bathroom with fitted storage completes the accommodation.





Outside

Occupying a generous corner plot, to the front of the property is a blocked paved driveway providing parking for several vehicles and to the rear a stunning large beautifully maintained wrap around garden, with aspects of landscaping and lawned areas. There is rear access to a block paved secure driveway and an above average large detached single garage. The garden also contains a CabinMaster Garden office / studio room with sliding doors.

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

- Much sought after location in Ashby
- Semi detached property occupying a corner plot
- Separate lounge and open plan kitchen/dining room
- Three good size bedrooms
- Modern, well presented 1173sqft accommodation
- South facing garden
- Ample off street parking and garage to the rear
- Beautiful large landscaped garden
- Detached garden office/studio
- Close to amenities and commuter road links





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

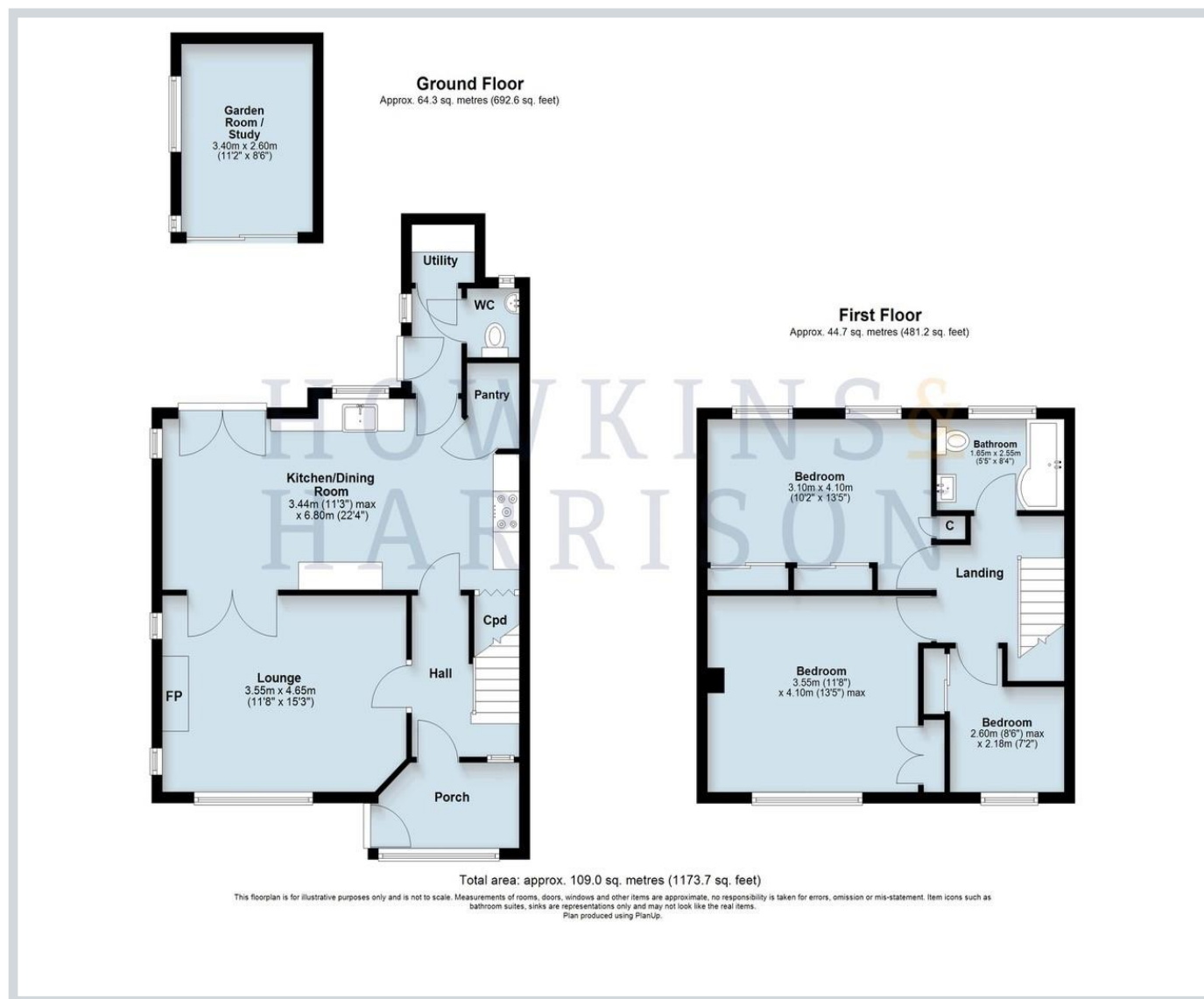
None of the services have been tested. We are advised that mains water, drainage, and electricity are connected to the property. The central heating is gas fired and EE is the current broadband provider.

Local Authority

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

Council Tax – Band C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	62 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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