



40, Woodcock Way Ashby-De-La-Zouch, Leicestershire, LE65 1AX

HOWKINS &  
HARRISON



40, Woodcock Way,  
Ashby-De-La-Zouch,  
Leicestershire, LE65 1AX

Asking Price: £525,000

Situated on the popular 'Miller Homes' Knights Chase development, constructed in 2018 with remainder of the builders warranty is this superbly presented detached family home.

Located within a short walk of Ashby Town Centre and infants, junior and secondary schools. Boasting just under 1500sqft of internal accommodation including many 'show home' features. In brief offering entrance hallway, cloakroom WC, study, 17ft sitting room, and a large open plan kitchen/family/dining room with utility room off. To the first floor there are four excellent size bedrooms, two of which have their own en-suite shower rooms and finally a family bathroom.

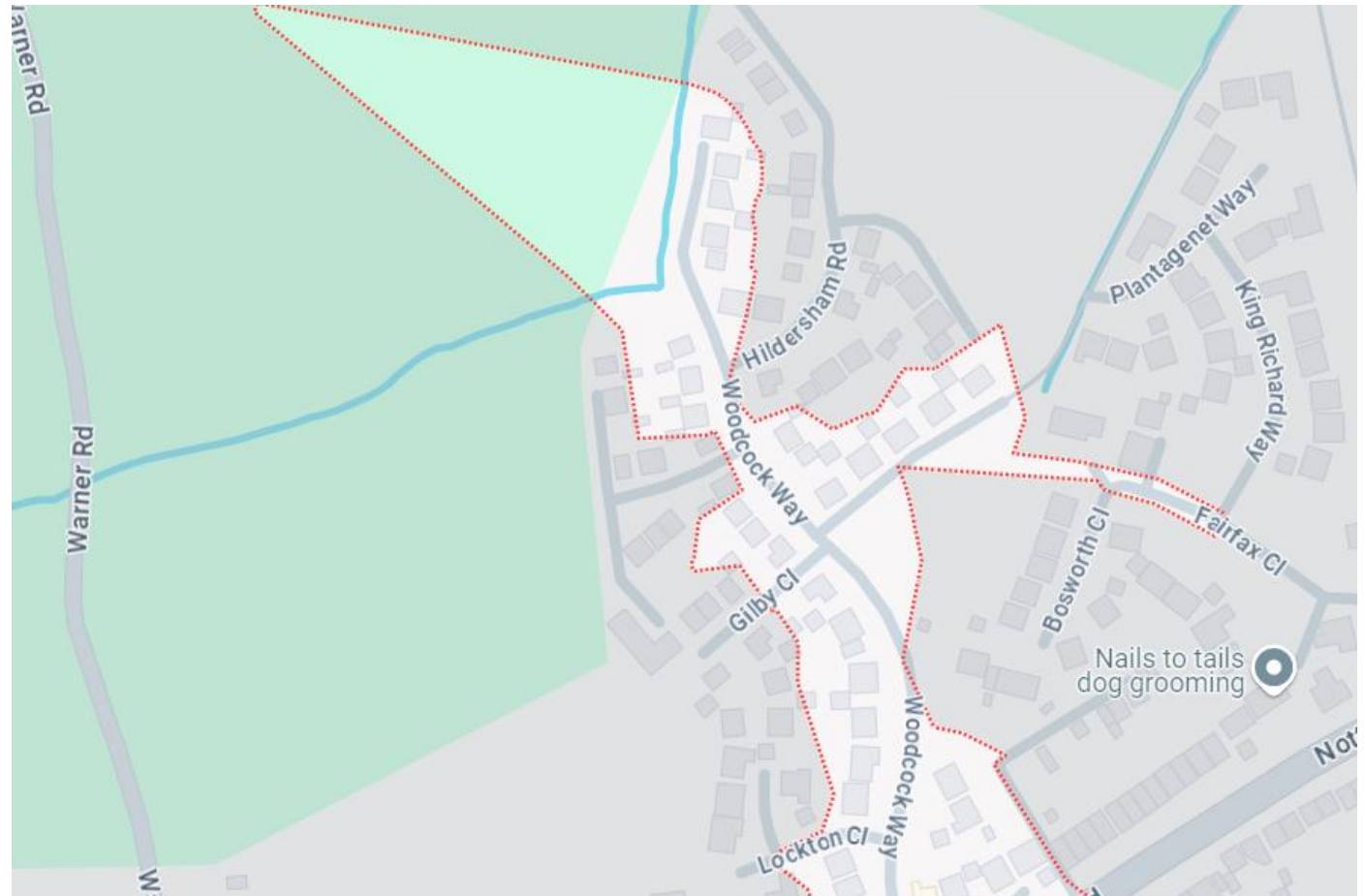
Externally you will find a large garden to the rear with the front and side being used for parking and access to the single detached garage.



## 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 traditional doorway and wide entrance hall you will find the study to the left and large sitting room to the right. Further down the hallway as you head past the cloakroom WC a door opens into the 27ft, immaculately presented kitchen/family/dining room that spans across the whole of the rear of the house. The kitchen is designed to a high specification and has the added benefit of a breakfast bar/chef island, large windows and French doors leading to outside, that allow plenty of natural light. Finally on the ground floor is a spacious utility room.

## First Floor

A single staircase leads up to the first floor landing with storage cupboard and doors leading off to four double bedrooms and a four piece family bathroom. The master bedroom has the benefit of built-in wardrobes and a stylish en-suite shower room and the second largest room also has its own en-suite shower room.











## Outside

Driving up through the private road, the front of the property has stunning field views with plenty of off street private parking to the left of the property. This property benefits from a single detached garage and gated side access leads into the rear, low maintenance lawned garden with a paved patio and pathway.

## 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

- Modern family detached home
- Just under 1500 sqft of internal living space
- Open plan kitchen/diner with breakfast bar
- Four double bedrooms
- Family bathroom, two ensuite's and cloakroom WC
- Presented immaculately throughout
- Field views to the front
- Ample off road parking with single detached garage
- Sought after area of Ashby, close to 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.

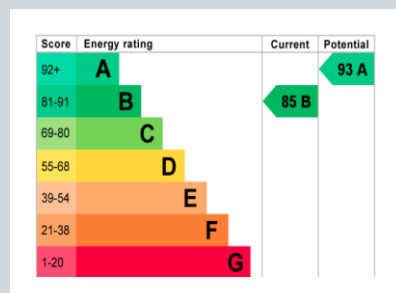
## Services

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

## Local Authority

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

## Council Tax – Band E



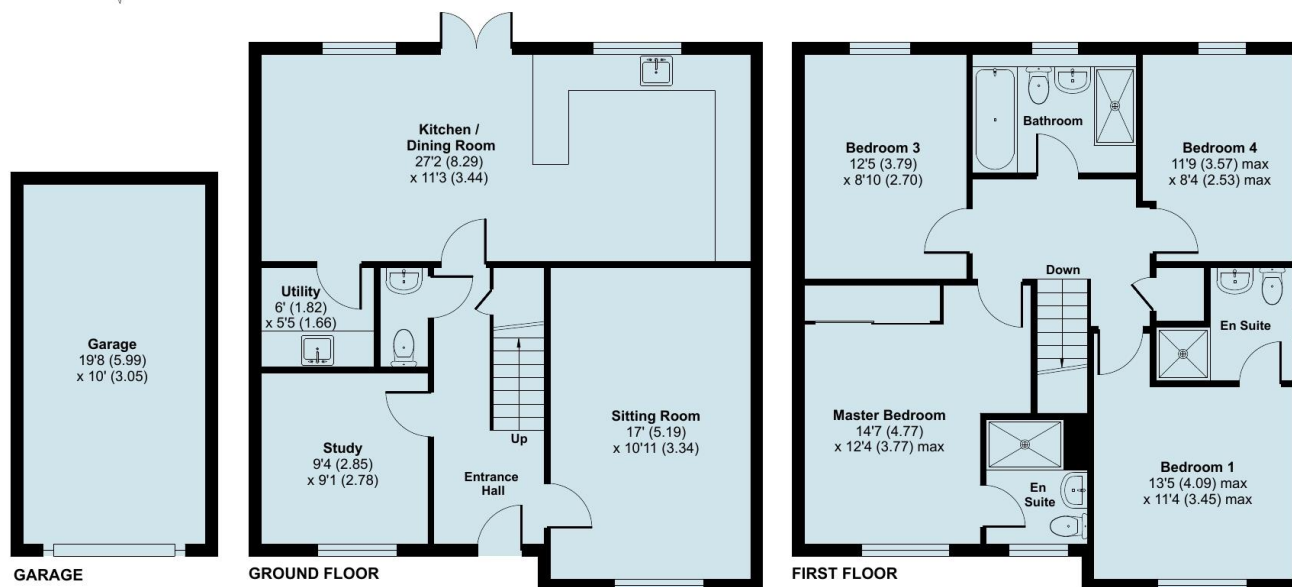
## Woodcock Way, Ashby-de-la-Zouch, LE65

Approximate Area = 1474 sq ft / 136.9 sq m

Garage = 197 sq ft / 18.3 sq m

Total = 1671 sq ft / 155.2 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). © nitchecom 2025. Produced for Howkins & Harrison. REF: 1286974

## Howkins & Harrison

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