



12, Rushey Close Ashby-De-La-Zouch, Leicestershire, LE65 2WA

HOWKINS &  
HARRISON



12, Rushey Close,  
Ashby-De-La-Zouch,  
Leicestershire, LE65 2WA

Asking Price: £310,000

Constructed in 2019, a well presented three bedroom semi detached property ideal for a growing family needs.

This lovely modern family home in brief comprises, entrance hall, cloakroom WC, a rear facing lounge with French doors onto the garden and a kitchen/diner to the front elevation. On the first floor there are three double bedrooms with the main bedroom having its own en-suite shower room and finally a three piece family bathroom.

Outside you will find a lawned rear garden and to the front of the property there is off road parking and a single attached garage with door to the rear garden.

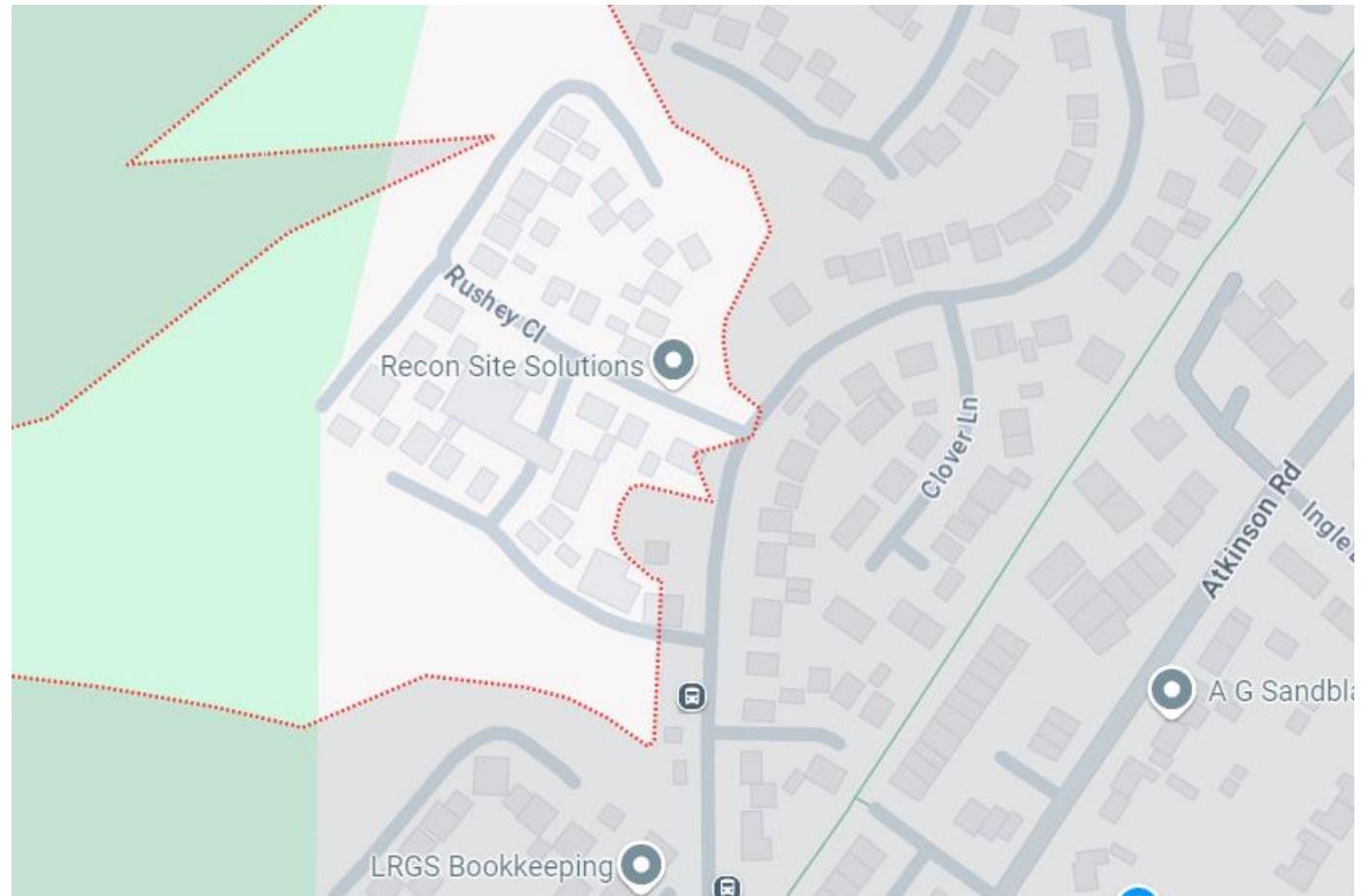
Viewing is highly recommended.



## 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 Midlands conurbations beyond and Nottingham East Midlands 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

Enter from the front with a traditional doorway leading to a small entrance hall with cloakroom WC to your right. A further door from the porch/hallway leads into a generous size high specification kitchen/.diner with window to the front elevation, tiled flooring, inset ceiling lighting, a good range high gloss eye level and base units with integrated appliances and staircase rising to the first floor with storage cupboard beneath. At the rear of the property is a large lounge, bright and spacious with French doors and full height side windows leading out to the garden.

## First Floor

The staircase rises to a first floor landing with two store cupboards and doors leading off to three double bedrooms and the family bathroom. The 16ft main bedroom runs the full width of the property with windows to both the front and rear elevations and a door into its own en-suite for convenience. Bedroom two and bedroom are both good size double bedrooms with plenty of natural light.









## Outside

To the front of the property is a path to the front door flanked with lawn either side and a driveway providing off road parking leading to the attached garage which also has a courtesy door to the rear where you will find fully enclosed, good size garden plot mainly laid to lawn and a paved patio.

## 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

- Modern semi detached property constructed in 2019
- Immaculately presented throughout
- Front facing kitchen/diner
- Large lounge with French doors onto the garden.
- Three double bedrooms
- Family bathroom, en-suite and cloakroom WC
- Integrated single garage and off street parking
- Walking distance to Ashby town centre
- Sought after location and popular development







## 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 broadband is connected.

## Local Authority

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

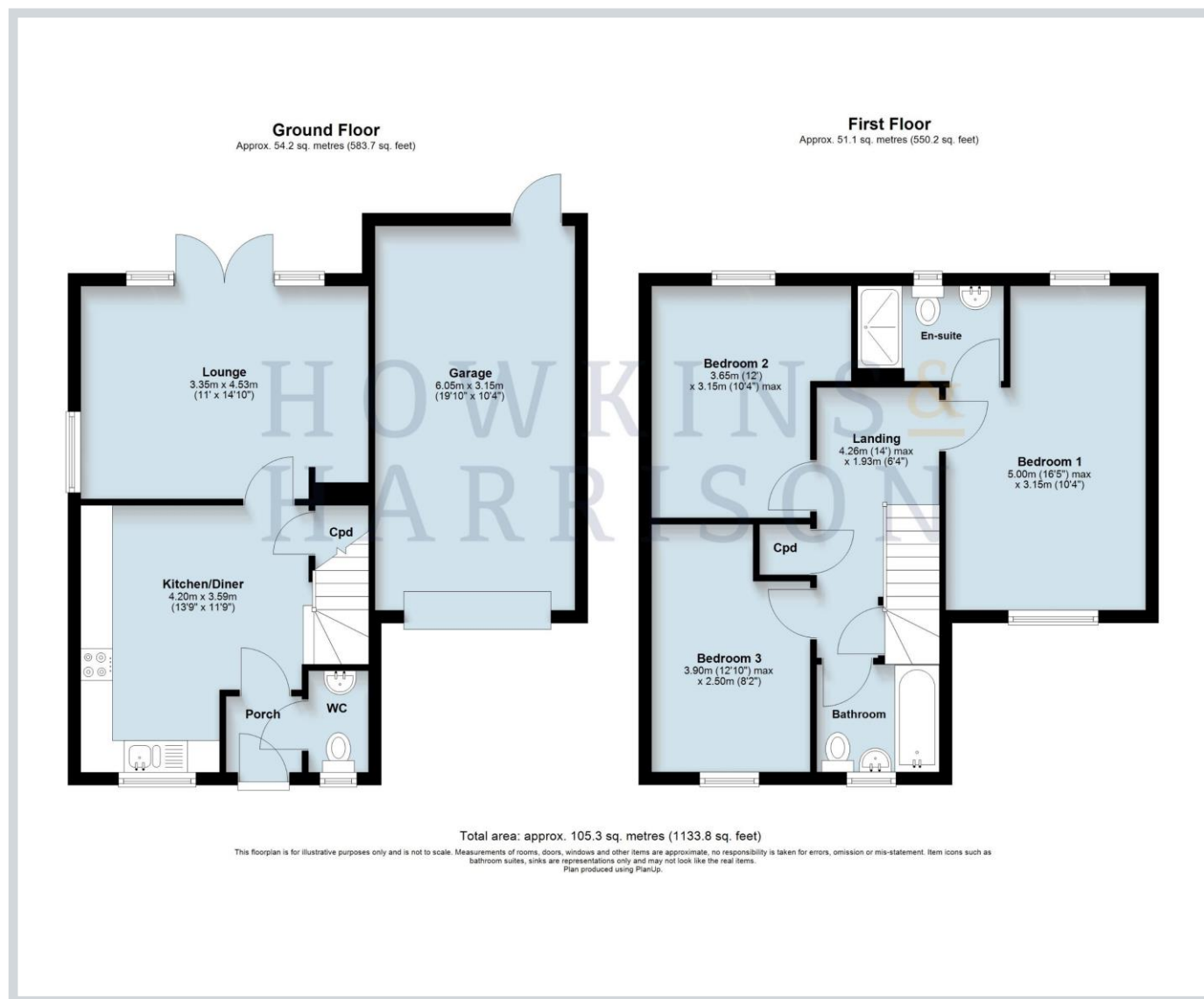
## Council Tax – Band C

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Howkins & Harrison

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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.



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