



1 Miles Drive Ashby-De-La-Zouch, Leicestershire, LE65 2RR

HOWKINS &  
HARRISON



1, Miles Drive,  
Ashby-De-La-Zouch,  
Leicestershire, LE65 2RR

Guide Price: £435,000

Situated within an extremely sought after new residential development close to the town centre, is this attractive, double fronted, detached family home.

Completed in 2021, occupying an enviable corner position with a walled rear garden and accommodation totalling just under 1400sqft. In brief comprising:- entrance hall, cloakroom WC, generous 21ft kitchen/dining room, utility room and sizeable dual aspect sitting room. To the first floor there are four bedrooms, en-suite shower room and four piece family bathroom.

Externally is a single garage and tandem off road parking.

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 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, in fact this property resides just 300 metres away from Hilltop Primary School rating 'Outstanding' in the latest Ofsted report.



## Accommodation Details - Ground Floor

The front doorway leads into the light and airy entrance hall with store cupboard, staircase rising to the first floor and door to cloakroom W. Double opening doors to left lead into a generous size dual aspect sitting room with windows to the front and side elevations one of which is a large bay window. Off to the right, again accessed via double opening doors is the 21ft kitchen/dining room having bay window to the front elevation and large walk in windows with French doors leading to outside. The kitchen area has a comprehensive range of eye level and base units with matching breakfast island and a range of built in appliances. Finally on the ground floor is a useful utility area with door to outside.

## First Floor

The staircase rises to a large galleried landing with doors providing access to a large store cupboard, all four bedrooms and the main family bathroom. The main bedroom overlooking the rear elevation has a range of built in wardrobes and access to its own en-suite shower room.



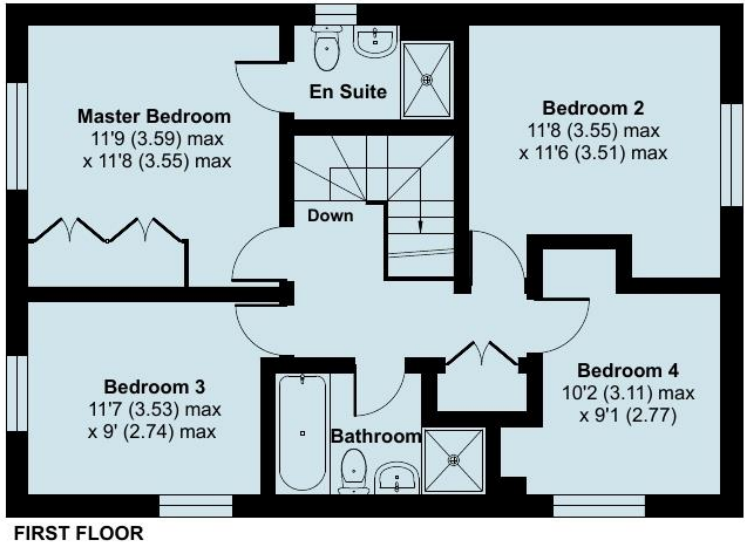
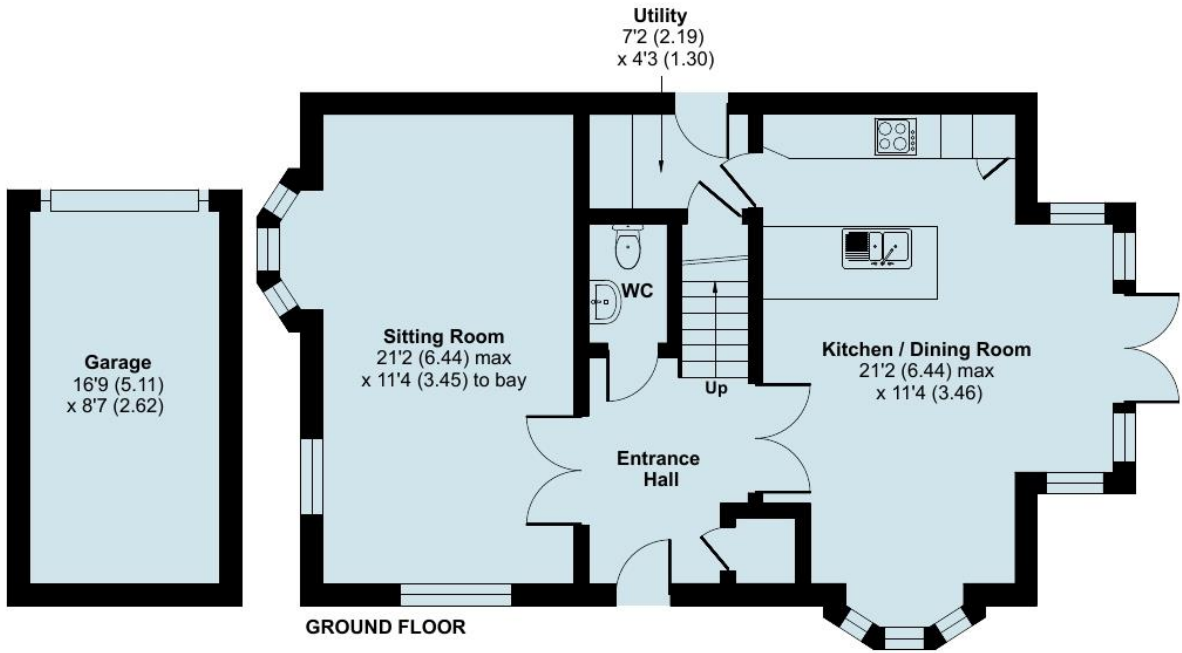
# Miles Drive, Ashby-de-la-Zouch, LE65

Approximate Area = 1385 sq ft / 128.6 sq m

Garage = 144 sq ft / 13.3 sq m

Total = 1529 sq ft / 141.9 sq m

For identification only - Not to scale







## Outside

Located on a prominent corner plot at the start of Miles Drive within a set back boundary of hedgerow. The off road parking and single garage is located at the back and has scope for multiple vehicles. To the side of the property located off the kitchen/diner is the stunning rear garden with a mix of patioed and lawned 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

- Double fronted detached family home
- Sought after new development
- Walking distance to Ashby town centre
- Four bedrooms, en-suite to main bedrooms
- Family bathroom & ground floor WC
- Immaculately presented open plan kitchen/dining room
- Dual aspect sitting room with added bay window
- Tandem off road parking and single garage
- Walled side garden with patio









## 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 broadband is connected to this property.

## Local Authority

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

## Council Tax

Band - E

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	84 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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