



21, Trinity Close, Ashby-De-La-Zouch, Leicestershire, LE65 2GR

HOWKINS &
HARRISON

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Ashby-De-La-Zouch,
Leicestershire, LE65 2GR

OIEO: £280,000

Situated on a desirable road in the heart of Ashby town centre, occupying a deceptively large plot is this detached bungalow. Offered to the market with no upward chain, the 760sqft of accommodation briefly comprises:- entrance hall, a spacious, open plan living/dining room, conservatory, kitchen, two good sized bedrooms and a three piece bathroom.

Externally there is ample off road parking as well as an attached garage.

The garden to the rear is private and well maintained, mainly laid to lawn. An internal viewing is strongly recommended.

Features

- Offered with no upward chain
- Walking distance to Ashby town centre
- Two bedroom detached bungalow
- Spacious open plan living/dining room
- Private landscaped 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 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

From the side elevation a traditional doorway leads into a good sized reception hall, doors lead off to the left and right allowing access across all of the living accommodation. To the left you will find the kitchen and a generous sized living/dining room with sliding patio doors that lead into a large conservatory offering views that overlook the private rear gardens. To the right are two good sized double bedrooms both of which are serviced by a three piece shower room.

Outside

Externally the property benefits from ample off road parking in the form of a large concrete driveway, In addition there is a single detached garage that could be used as one additional parking space or storage. Gated access to the side leads into a well presented privately screened rear garden mainly laid to lawn with a paved patio/ seating 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.

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 the property benefits from mains water, drainage, gas and electricity are connected to the property. The central heating is gas fired and broadband is available but not connected to the property at the moment.

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		
69-80	C		76 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Howkins & Harrison

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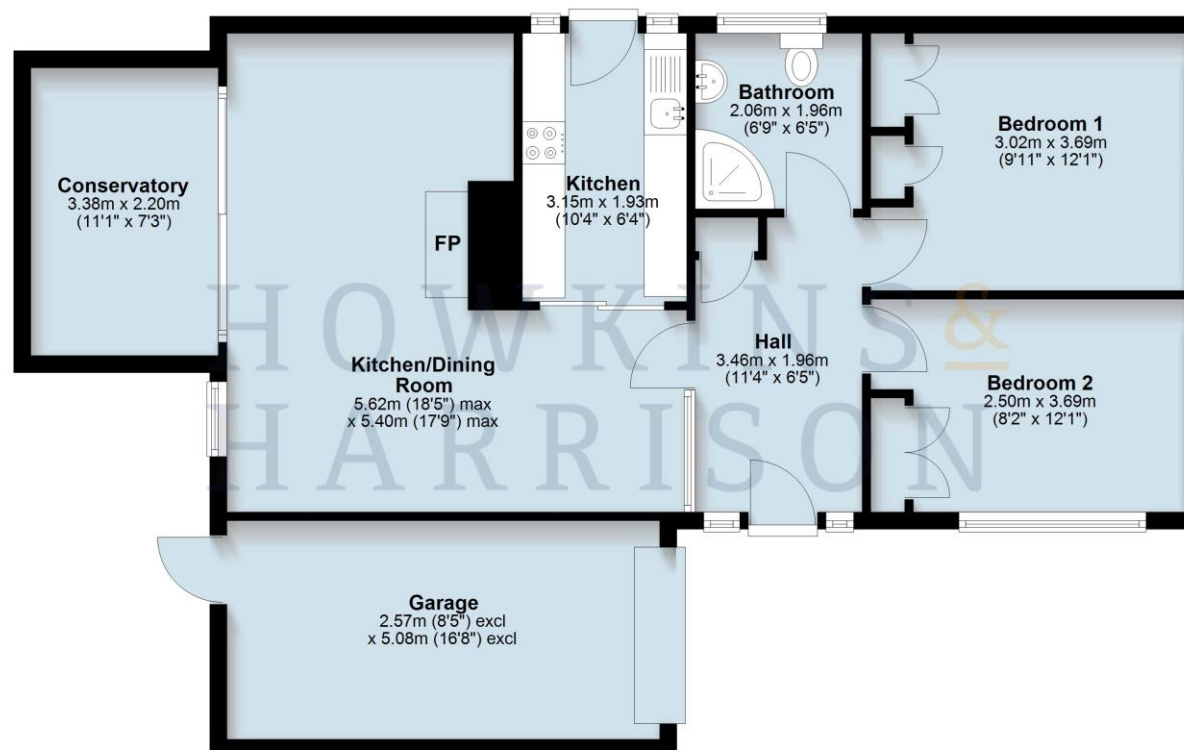
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Floor Plan

Approx. 71.0 sq. metres (764.2 sq. feet)



Total area: approx. 71.0 sq. metres (764.2 sq. feet)

This floorplan is for illustrative purposes only and is not to scale. Measurements of rooms, doors, windows and other items are approximate, no responsibility is taken for errors, omission or mis-statement. Item icons such as bathroom suites, sinks are representations only and may not look like the real items.
Plan produced using PlanUp.

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.