



11, Loire Close, Ashby-De-La-Zouch, Leicestershire, LE65 2QZ

HOWKINS &
HARRISON

11, Loire Close,
Ashby-De-La-Zouch,
Leicestershire, LE65 2QZ

Guide Price: £460,000

This superb four bedroom detached family home is set within a sought-after residential location, close to the market town of Ashby.

Offering over 1300 sqft of well-presented modern living space in brief comprising:- a dual-aspect sitting room, separate dining room, fitted kitchen/breakfast room with utility, and a downstairs WC. To the first floor, there are four bedrooms, with the main bedroom benefiting from an en suite, alongside a family bathroom.

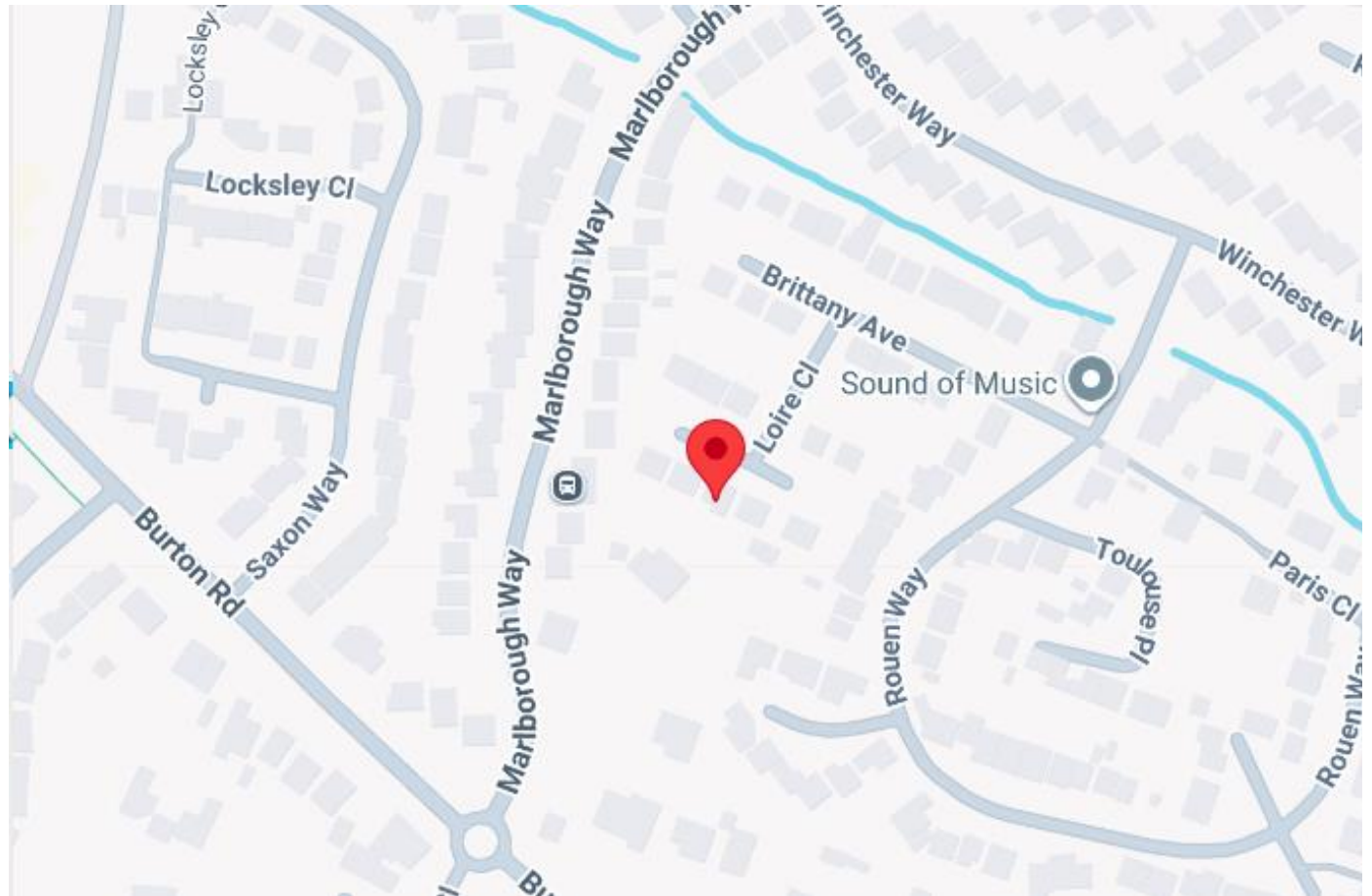
Externally, the property features driveway parking, a lawned front garden, and a private, landscaped rear garden with patio, lawn, and summerhouse. Viewing is highly recommended.



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.



Accommodation Details - Ground Floor

The front door opens into the entrance hallway, with stairs leading to the first floor and access to all main ground floor rooms. To the right, the sitting room is a bright dual-aspect reception with French doors opening onto the rear garden. To the left, the dining room provides a formal entertaining space with a front-facing window. The kitchen/breakfast room sits to the rear, fitted with a range of units and space for family dining. A separate utility room provides additional storage and appliance space. Completing the ground floor is a downstairs WC.

First Floor

The landing leads to four well-proportioned bedrooms and the family bathroom. The main bedroom benefits from fitted storage and an en suite shower room. Three further bedrooms provide flexible space for family use or home working. The family bathroom is fitted with a bath and separate shower.





Outside

At the front, the property has a lawned garden and a block paved driveway providing parking. The rear garden is private and enclosed, featuring a paved patio, shaped lawn, mature planting, and a timber summerhouse.

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

- Detached family home in prime location
- Approximately 1,590 sqft of living space
- Bright dual-aspect sitting room with French doors
- Separate dining room with front aspect
- Kitchen/breakfast room plus adjoining utility
- Four bedrooms on the first floor
- Main bedroom with en suite shower room
- Family bathroom with bath and separate
- Private rear garden with patio and summerhouse
- Driveway parking and front lawned garden





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 ? is the current broadband provider.

Local Authority

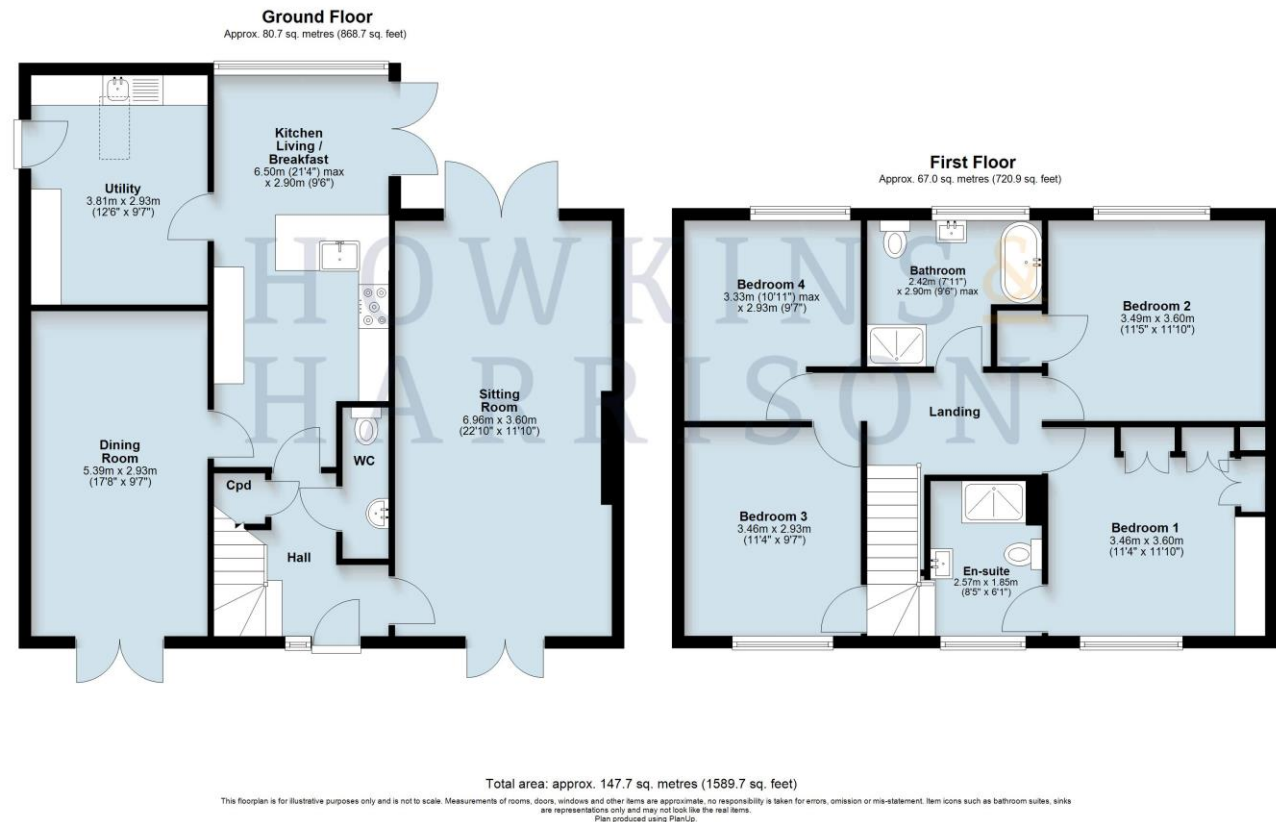
North West Leicestershire District Council - [Tel:01530-454545](tel:01530-454545)

Council Tax

Band - D

**HOWKINS &
HARRISON**

AWAITING EPC



Howkins & Harrison

58 Market Street, Ashby de la Zouch,
Leicestershire LE65 1AN

Telephone 01530 410930
Email ashbyproperty@howkinsandharrison.co.uk
Web howkinsandharrison.co.uk
Facebook [HowkinsandHarrison](https://www.facebook.com/HowkinsandHarrison)
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