



11 Goose Pen Lane, Ashby-De-La-Zouch, Leicestershire, LE65 2WE

Guide Price £425,000

A well-presented, four-bedroom detached home located in a sought-after area of the town. Offering a spacious and practical layout with just under 1400 sqft of living space ideal for a growing family. In brief comprising a welcoming hallway leading to a generous lounge and a separate study, an open-plan 25ft kitchen/diner with French doors to the garden. A cloakroom WC and storage area complete the ground floor. Upstairs, the property comprises four well-proportioned bedrooms. The main bedroom benefits from a private en-suite and built-in storage. The remaining bedrooms are served by a family bathroom. Externally, the house boasts a neat front lawn and a driveway offering off-road parking to the right, which leads to a single garage. The rear garden is landscaped with a lawn and decking area, providing a great space for outdoor entertaining and relaxation.

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

Telephone 01530 410930

Email ashbyproperty@howkinsandharrison.co.uk

Website howkinsandharrison.co.uk

Branches across the region and an office in central London

Howkins & Harrison is the trading name of Howkins & Harrison LLP.

PARTNERSHIP NO. OC316701 VAT REGISTRATION NO. 272 4321 77 REGISTERED IN England and Wales REGISTERED OFFICE 7-11 Albert Street, Rugby, Warwickshire CV21 2RX

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 ground floor features a spacious kitchen/diner that forms the heart of the home, with a maximum length of 7.81m, boasting an ample range of units with preparation surfaces and French doors leading onto the rear garden. To the front elevation, the separate lounge offers a relaxing space, while the study provides a quiet area for working from home. A convenient WC & storage room is also located on this level.

FIRST FLOOR

The staircase rises from the entrance hall 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. Bedroom two is a spacious double bedroom with a window to the rear. Bedrooms three and four are located at the front of the property, offering versatile space for family members or guests.

OUTSIDE

Externally, to the front of the property is a small, neatly kept lawn that adds to the curb appeal. To the right of the house, there's a dedicated parking area and a single-car garage, providing convenient off-street parking and additional storage space.

Moving to the rear, the garden is a key feature, designed for both relaxation and recreation. It includes a lush, lawned area that offers a perfect green space for outdoor activities. The lawn transitions to a decking area, which provides a surface ideal for outdoor furniture, dining, and entertaining.

Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison Tel:01530-410930 Option 1

Local Authority

North West Leicestershire District Council - Tel:01530-454545

Council Tax

Band - E

Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.

Tenure & Possession

The property is freehold with vacant possession being given on completion

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.

Floorplan

Howkins & Harrison prepare these plans for reference only. They are not to scale.

Additional Services

Do you have a house to sell? Howkins and Harrison offer a professional service to home owners throughout the Midlands region. Call us today for a Free Valuation and details of our services with no obligation whatsoever.

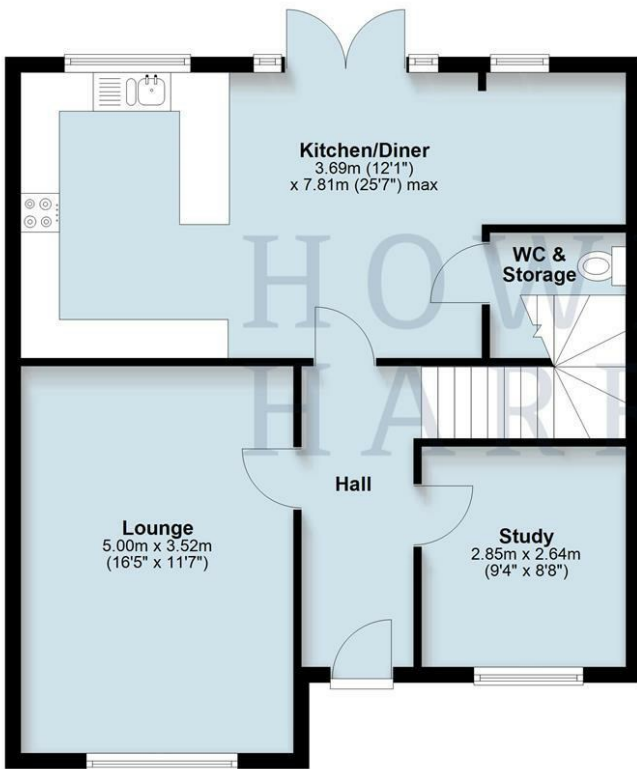
Important Information

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.



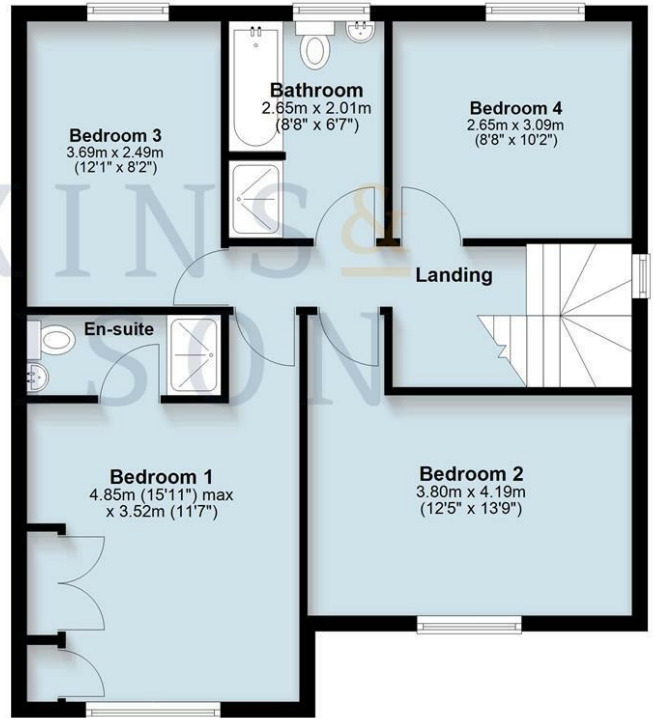
Ground Floor

Approx. 63.9 sq. metres (687.5 sq. feet)



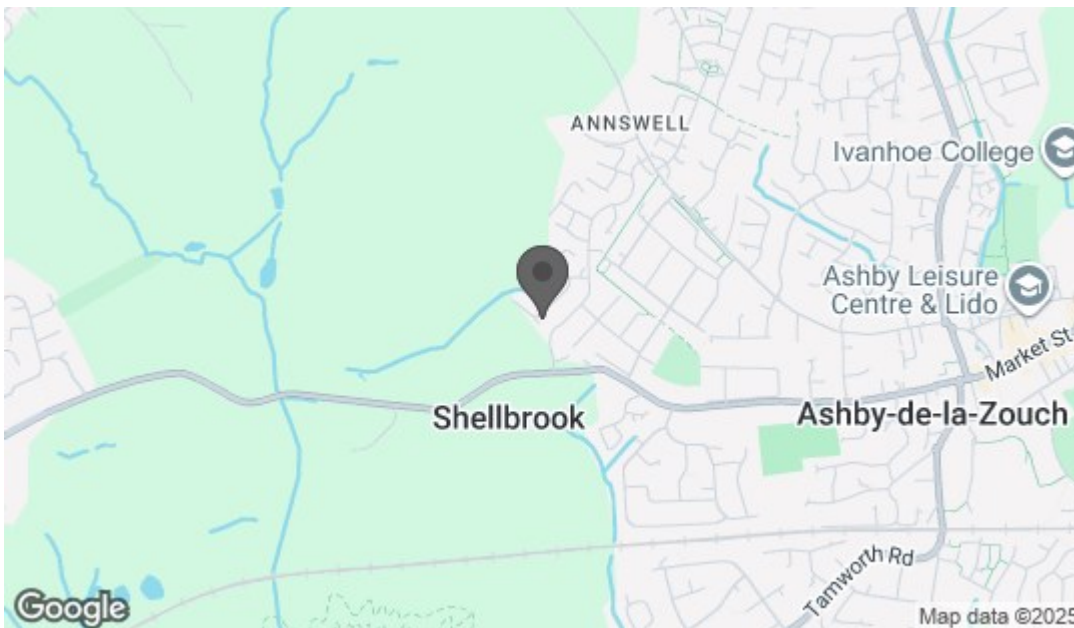
First Floor

Approx. 62.8 sq. metres (675.5 sq. feet)



Total area: approx. 126.6 sq. metres (1363.0 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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