



15 Pentland Road, Ashby-De-La-Zouch, LE65 1BA

HOWKINS &
HARRISON

15 Pentland Road,
Ashby-De-La-Zouch,
Leicestershire, LE65 1BA

Guide Price: £475,000

A well-presented modern detached home offering 1382 sqft of versatile accommodation, positioned in a popular residential area of Ashby-de-la-Zouch.

The property provides an ideal layout for family living, featuring a stylish kitchen/living space with French doors to the garden, separate dining room, and a bay-fronted lounge. Upstairs, there are four bedrooms including a generous master with en-suite, and a family bathroom.

Outside, there is a driveway providing off-road parking, a detached garage, and a good-sized rear garden ideal for outdoor enjoyment.



Location

The historic market town of Ashby-de-la-Zouch has origins dating back to Roman times and is most notably recognised for its 15th century castle, once the seat of the Hastings family. Today, Ashby is a thriving and highly regarded community, perfectly positioned on the north side of the A42 dual carriageway. The town offers superb connectivity, with swift links south-west via the M42 to Birmingham and Birmingham International Airport, and north-east to the M1 corridor, providing access to East Midlands cities and Nottingham East Midlands Airport at Castle Donington.

Ashby itself combines rich heritage with excellent amenities, boasting a bustling high street with a mix of national retailers, independent shops, boutiques, and coffee houses, together with supermarkets including M&S Simply Food. The town also benefits from well-regarded schooling, with a choice of five primary schools, Ivanhoe School, and Ashby School with its associated sixth form. For leisure the surrounding National Forest provides countless opportunities for walking, cycling and outdoor pursuits.



Accommodation Details – Ground Floor

The front door opens into a bright entrance hallway with stairs rising to the first floor and a door to a ground floor WC. To the right, the lounge enjoys a large bay window to the front, creating a comfortable and welcoming living space. The dining room sits to the rear, offering a pleasant outlook over the garden, while the impressive kitchen/living area extends across the back of the house, fitted with sleek modern wall and base units, integrated appliances and a central breakfast counter providing additional workspace and seating. French doors with full-height side windows open directly to the patio and garden, enhancing the natural light and creating an effortless indoor–outdoor flow. A utility room lies off the kitchen, providing side access, while a study positioned to the front completes the ground floor.

First Floor

On the first floor, the landing includes two useful storage cupboards and provides access to the four bedrooms. The master bedroom is particularly spacious, featuring dual-aspect windows and a private en-suite shower room. Bedroom two also benefits from a built-in cupboard, while bedroom four is fitted with a superb range of fitted furniture, creating an ideal dressing room. Bedroom three is a further good-sized double, and all are served by a family bathroom with a modern three-piece suite.

Outside

The property is set behind a neat front garden with a driveway providing off-road parking and access to a detached single garage. The rear garden is fully enclosed and mainly laid to lawn, complemented by a paved seating terrace that offers a private and practical space for relaxation and entertaining.



Features

- Modern detached family home
- Approx. 1382 sqft of versatile living space
- Bay-fronted lounge and separate dining room
- Stylish kitchen/living room with French doors
- Ground floor study, utility room & WC
- Four bedrooms, master with en-suite
- Detached garage and driveway parking
- Enclosed rear garden with patio
- Sought-after Ashby location
- Excellent position for commuters



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

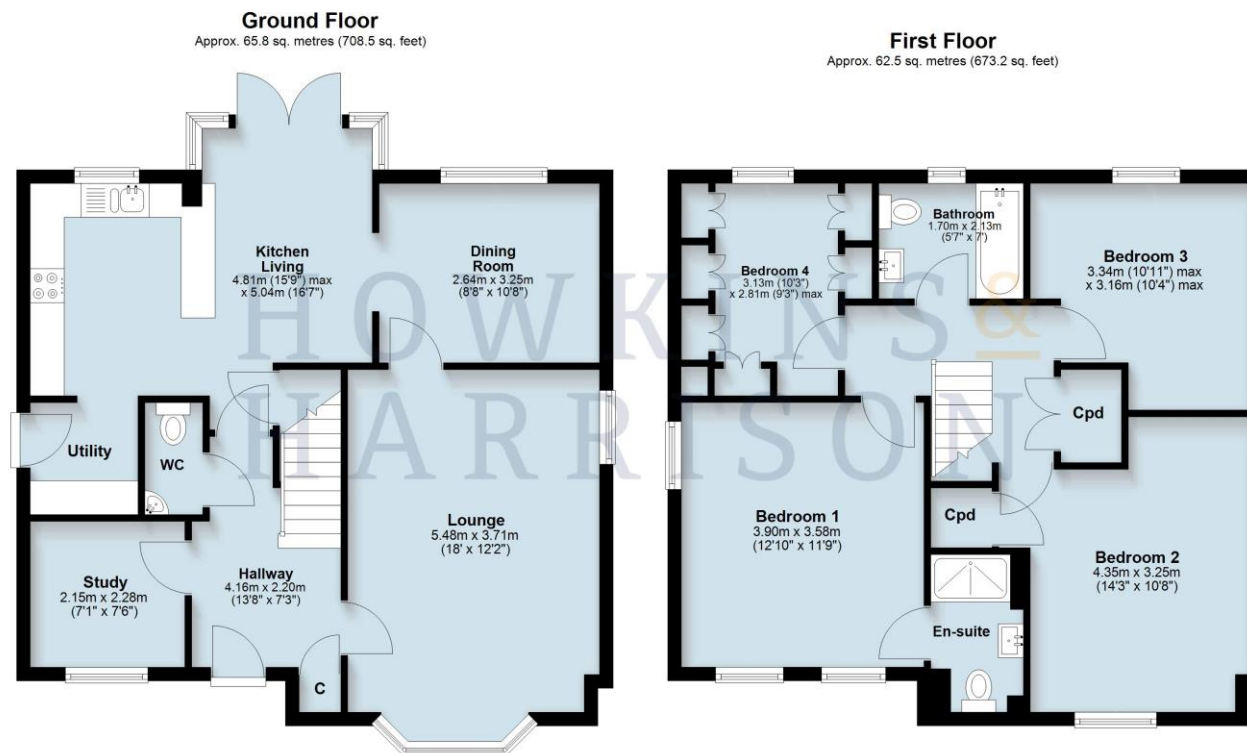
None of the services have been tested. We are advised that the property benefits from main water, drainage, gas and electricity are connected to the property. The central heating is gas fired and broadband is connected to the property.

Local Authority

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

Council Tax Band – Band E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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 misstatement. Item icons such as bathroom suites, sinks are representations only and may not look like the real items.
Plan produced using PlanUp.

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
Twitter HowkinsLLP
Instagram HowkinsLLP



rightmove
find your happy



This document is made from fully recyclable materials.
We are working on ways to move all of our products to recyclable solutions.

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.