



2, Clarence Place, Ashby-De-La-Zouch, Leicestershire, LE65 1FR

HOWKINS &  
HARRISON

2, Clarence Place,  
Ashby-De-La-Zouch,  
Leicestershire, LE65 1FR

Guide Price: £625,000

A well-presented modern David Wilson Homes, detached family home occupying a corner plot on a popular residential development.

Offered to the market with no upward chain, arranged over three floors and extending to approximately 2,294 sq ft, the property offers flexible accommodation ideal for family living. The ground floor features a spacious kitchen/diner, a living room with bay window, together with a home office, utility and WC. The upper floors provide six bedrooms, including en-suite facilities to bedroom one and bedroom two, along with the family bathroom.

Outside, there is an enclosed rear garden with patio and lawn, gated side access, and a double detached garage.



## Location

Clarence Place is situated within a popular modern residential development on the edge of Ashby-de-la-Zouch, a highly regarded market town offering an excellent range of amenities including boutique shops, supermarkets, cafés, restaurants and leisure facilities. The town is well known for its historic castle, strong schooling options and proximity to the National Forest, providing attractive countryside walks and outdoor pursuits. The area is particularly well placed for commuters, with excellent road connections via the A42/M42, giving straightforward access to the wider Midlands motorway network.

## Travel Distances

Burton upon Trent – approx. 8 miles  
Tamworth – approx. 13 miles  
Leicester – approx. 16 miles  
Derby – approx. 18 miles  
East Midlands Airport – approx. 10 miles  
Birmingham Airport – approx. 28 miles



## Accommodation Details - Ground Floor

The front door opens into a welcoming entrance hall, providing access to the principal ground floor accommodation and the staircase rising to the upper floors. Positioned off the hallway is a guest WC, alongside a large walk-in storage cupboard and a useful home office well suited to home working or playroom. The rear living room is a particularly impressive reception space, enjoying a triple-aspect design with a bay window to the side elevation and French doors with full-height side screens opening directly onto the rear patio, allowing excellent natural light and a strong connection to the garden. To the right hand side of the property running from front to rear lies the spacious kitchen/diner, arranged as a sociable family space and walk in French doors with full-height glazing opening onto the garden. A separate utility room is located off the kitchen, providing additional practicality and storage and a further rear door access.

## Upper Floors

The staircase rises to the first-floor landing providing an abundance of storage space. A walk in dressing area gives access to bedroom two, a generous dual aspect double room benefiting from its own four piece en-suite. Bedrooms three has built in wardrobes and bedrooms four and five are all well proportioned offering flexibility for family use, guests or additional home working. These rooms are served by the four piece family bathroom. A further staircase leads to the second floor, where the accommodation creates a well-balanced upper level again with an abundance of storage space. Bedroom one forms an impressive principal suite with its own en-suite shower room, while bedroom six provides a versatile additional room suitable for guests, hobbies or further home working.





## Outside

Outside, the property occupies a corner plot and enjoys an enclosed rear garden, laid mainly to lawn with a paved patio area ideal for outdoor seating and entertaining. The garden benefits from gated side access and leads to the double detached garage, providing secure parking and useful storage, with additional driveway parking.

## 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.

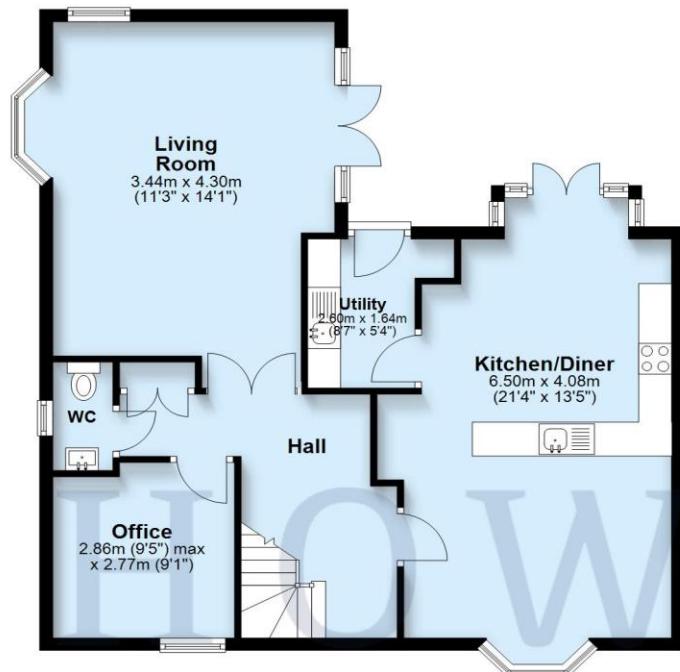
## Features

- David Wilson Homes three storey detached house
- Versatile 2294 sqft of internal accommodation
- Occupying an enviable corner plot
- Three reception rooms
- Six bedrooms arranged over two floors
- En-suite to bedroom one and bedroom two
- Enclosed rear garden with patio and lawn
- Double detached garage and driveway parking
- Popular development, ideal for commuters
- No upward chain
- Delightful front and rear gardens



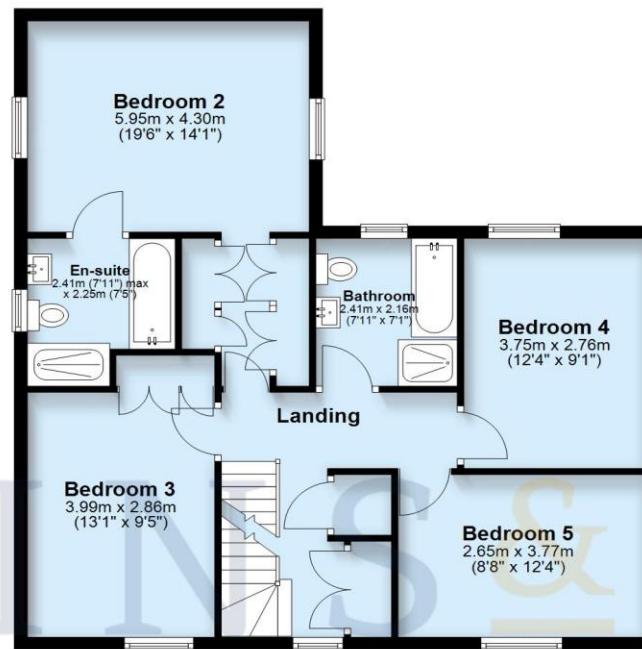
### Ground Floor

Approx. 78.5 sq. metres (844.6 sq. feet)



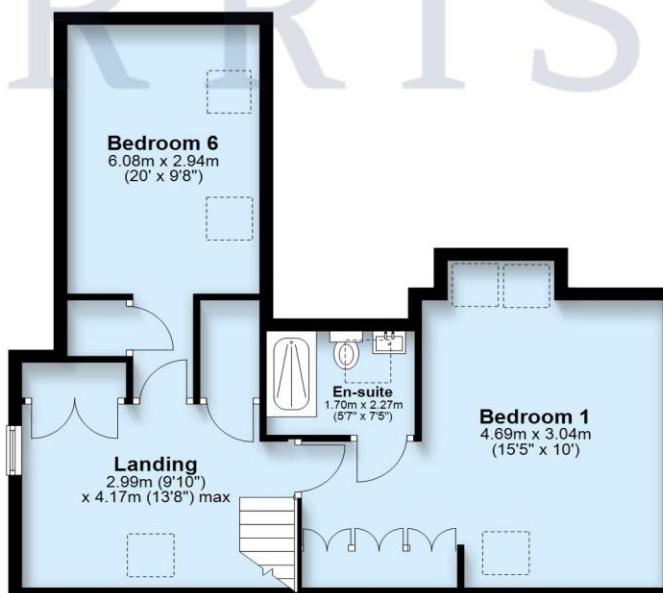
### First Floor

Approx. 76.4 sq. metres (822.8 sq. feet)



### Second Floor

Approx. 58.2 sq. metres (626.2 sq. feet)



Total area: approx. 213.1 sq. metres (2293.6 sq. feet)

## 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 connected to the property.

## Local Authority

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

## Council Tax

Band - F



## 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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