



30, Warwick Way, Ashby-De-La-Zouch, Leicestershire, LE65 1WY

HOWKINS &
HARRISON

30, Warwick Way,
Ashby-De-La-Zouch,
Leicestershire, LE65 1WY

Guide Price: £240,000

A well-presented semi-detached bungalow set within the highly regarded Prior Park over-55s development in this desirable market town of Ashby.

Offered to the market with no upward chain. Enjoying a peaceful position with attractive communal gardens, the property provides easy, single-level living with a modern kitchen, spacious living room opening to the rear garden area, two bedrooms and a refitted shower room.

Residents benefit from on-site warden assistance, pull-cord support system, communal lounges, a function room, activity programme and well-maintained landscaped grounds as part of the service charge arrangement.



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

Entering through the front door, you step into a central hall which gives access to all of the accommodation. Immediately to the right is bedroom two, a front-facing room ideal as a guest bedroom, study or hobby room. Continuing along the hallway, bedroom one sits on the left and provides a well-proportioned double room with fitted overhead cupboards and a window to the front elevation.

Further along the hall on the right-hand side is the shower room, fitted with a large glazed shower enclosure, vanity unit with inset basin, low-level WC and chrome heated towel rail. At the end of the hallway a door opens into the sitting room, a generous reception space positioned across the rear of the bungalow, with sliding patio doors leading directly out to the rear and communal lawned gardens and a further side window adding extra natural light. From here, a doorway leads through

into the kitchen, which is fitted with modern units, ample work surface space, a stainless-steel sink and integrated hob and double oven, together with a rear-facing window enjoying views over the gardens.

Communal Facilities

The Prior Park development further benefits from a range of communal facilities including two resident lounges, a function room and a monthly activity programme. Throughout the bungalow there are pull cords linked to a monitoring service, and there is the reassurance of a twenty-four hour on-site warden with manager's accommodation. The service charge also covers maintenance of the communal gardens and grounds, buildings insurance and annual servicing of the gas-fired central heating boiler.

Outside

Outside, the sliding doors from the sitting room open onto a paved patio area with level access onto the well-kept communal lawns. The grounds are attractively landscaped with mature planting and are maintained as part of the service charge agreement. Parking for residents and visitors is available within the development.

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 available but not currently connect to the property.

Local Authority

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

Council Tax Band – Band C

Energy Rating - C

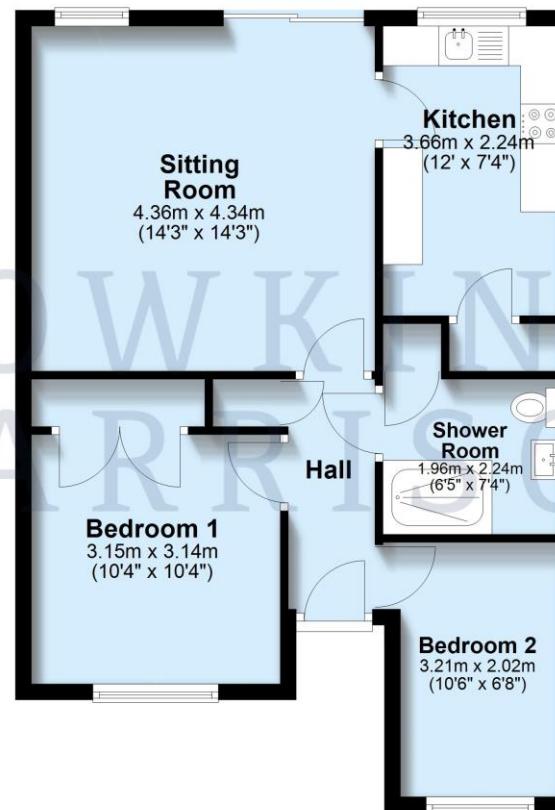
Howkins & Harrison

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)
Twitter [HowkinsLLP](https://www.twitter.com/HowkinsLLP)
Instagram [HowkinsLLP](https://www.instagram.com/HowkinsLLP)

Ground Floor

Approx. 56.9 sq. metres (612.6 sq. feet)



Total area: approx. 56.9 sq. metres (612.6 sq. feet)

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.



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.