



42 Pennine Way, Ashby de la Zouch, Leicestershire, LE65 1EW

HOWKINS &
HARRISON

42 Pennine Way,
Ashby de la Zouch,
Leicestershire, LE65 1EW

Offers in excess of: £425,000

Set within a popular development in Ashby de la Zouch, this deceptively spacious five bedroom detached home offers versatile living accommodation, creating the perfect family home. Across the ground floor the property benefits from a large open plan dining/kitchen, spacious reception lounge and additional study. Heading up to the first floor there are four sizeable bedrooms as well as a fifth room that can be used as additional bedroom or self contained annexe. Externally there is off road parking for several vehicles and a private, enclosed rear garden.

Features

- Spacious family home within popular development
- Large reception lounge with separate study
- Five good sized bedrooms
- Versatile accommodation
- Private, enclosed rear gardens
- Off road parking with integral garage
- Close to excellent commuter road links
- Walking distance to Ashby town centre



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 property is accessed from the front elevation and opens into a good sized entrance hallway, doors lead off giving access into both reception rooms and the dining/kitchen. To the right is a spacious kitchen that benefits from a range of floor and wall mounted units, this room flows directly into the dining room creating a fantastic space for modern family living. Overlooking the rear garden is a good sized reception lounge that adjoins the final reception that is currently being used as a home office but would also be ideal for a play room/snug. To complete the ground floor accommodation is a ground floor WC and utility.

First Floor

The straight flight staircase rises from the entrance hallway onto the first floor landing, doors lead off allowing access into all five bedrooms and the family bathroom. All four of the original bedrooms are double in size with two overlooking the front elevation and two offering views of the rear garden, the fifth room is a versatile space that could be used as a self contained studio/annexe having access to its own kitchenette and en suite bathroom. The remaining four rooms are serviced by a modern three piece shower room.





Outside

Outside the property benefits from off road parking to the front elevation in the form of a concrete driveway, there is also a single garage that would allow one further parking space or a generous storage space. To the rear is a good sized rear garden mainly laid to lawn, but does offer a patio area ideal for entertaining.



Sought after location, close to excellent road links, amenities, and schools of all ages.





Viewing Arrangements

Strictly by prior appointment via the agents Howkins and Harrison on 01530 410930

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 and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

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

Council Tax

Band - F



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

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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