

# Hastings Way

Ashby-de-la-Zouch, LE65 1EP



Perfect project property in a sought after location requiring improvement throughout. It offers an ideal opportunity to make your own mark on your next family home. It has great parking, a wide garden plot with potential for extending, subject to planning permission plus the benefit of no upward chain!

£365,000

John German 

Accommodation - The property sits back behind a driveway with integral garage. The drive is flanked by lawns on both sides providing potential for further parking. A look inside will reveal a well proportioned central through hallway with stairs leading to the first floor and on your right is a useful guest's cloakroom. Ahead is the lounge which has a feature fireplace and patio doors out to the garden. It lies partially open and wraps around to the separate adjoining dining room which has views over the garden and in turn a door connecting into the breakfast kitchen offering excellent potential to knock through into one large living/dining kitchen, subject to regulations.

Four double bedrooms lie on the first floor alongside a family bathroom and there is potential for the addition of an en suite shower room to bedroom one due to its position next to the main family bathroom.

Outside to the rear of the property you will find excellent gardens which enjoy great privacy and are laid mainly to lawn. To the side is a wide further area that would offer potential for extension, subject to the necessary consents.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Property construction:** Brick

**Parking:** Drive

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** TBC

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link

<https://checker.ofcom.org.uk/>

**Local Authority/Tax Band:** North West Leicestershire District Council / Tax Band E

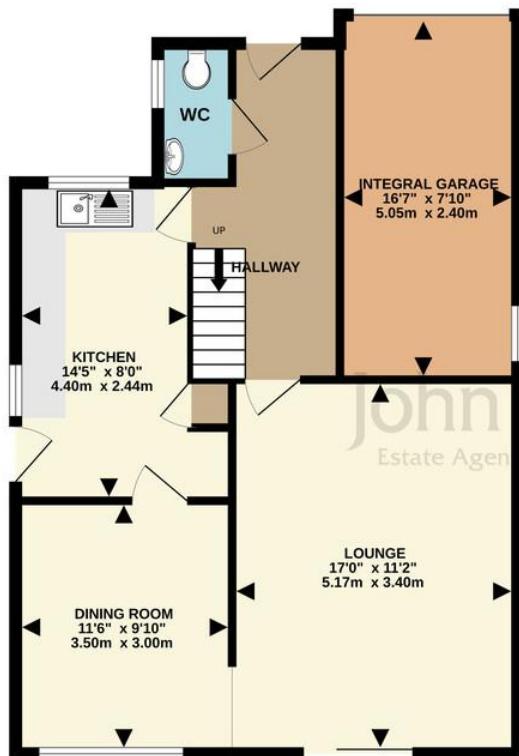
**Useful Websites:** [www.nwleics.gov.uk](http://www.nwleics.gov.uk)

[www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

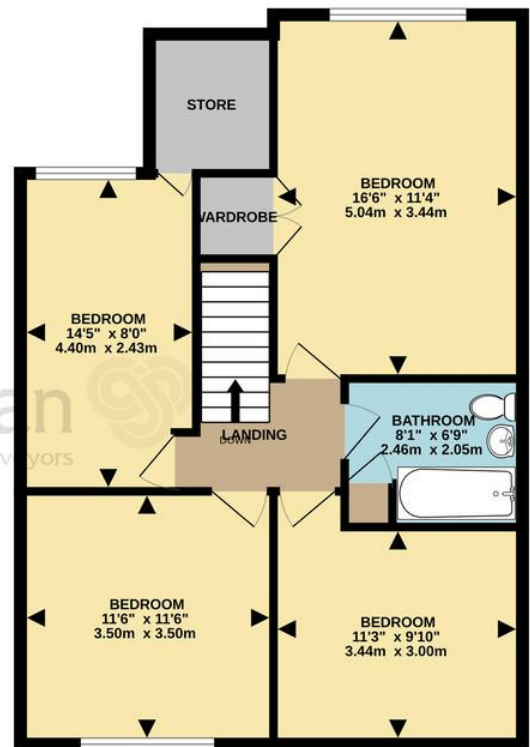
**Our Ref:** JGA/01022024

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GROUND FLOOR



1ST FLOOR







Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		



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#### Agents' Notes

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#### Referral Fees

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Loughborough | Stafford | Uttoxeter

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