

15, Scott Close, Ashby-De-La-Zouch, Leicestershire, LE65 1HT

HOWKINS & HARRISON

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Ashby-De-La-Zouch,
Leicestershire, LE65 1HT

Guide Price: £325,000

A well-proportioned three-bedroom home, offered with no upward chain, enjoying a tucked-away position with driveway parking, a detached garage and an established rear garden. The accommodation extends to approximately 1,148 sq. ft. in total and includes an entrance hall with ground floor WC, fitted kitchen, separate dining room and a generous living room with French doors opening onto the garden. To the first floor are three bedrooms and a family bathroom. Externally, the property benefits from off-road parking, a detached single garage and a particularly attractive enclosed rear garden with lawn, mature planting and paved seating areas. Well placed for the amenities of Ashby-de-la-Zouch, the property represents an excellent opportunity for buyers seeking a conveniently located home with scope to personalise.

Features

- No upward chain
- Generous 19ft living room with garden access
- Separate dining room and cloakroom WC
- Well equipped kitchen with appliances
- Convenient for the town centre and commuting
- Attractive enclosed south facing rear garden















Location

Scott Close is a quiet residential cul-de-sac situated close to the centre of the historic market town of Ashby-de-la-Zouch. The property is conveniently placed for the town's wide range of shops, cafés, restaurants and everyday amenities, while local schooling is also readily accessible, including Ashby-de-la-Zouch Church of England Primary School, Ivanhoe School and Ashby School. The town is well positioned for commuters, with convenient access to the A42 and A511 providing links towards Burton upon Trent, Derby, Leicester, Nottingham and Birmingham. Burton-on-Trent provides the nearest principal railway station, while East Midlands Airport is also within easy travelling distance.

Travel Distances

A42 / Junction 13 – approximately 1.5 miles
Coalville – approximately 6 miles
Swadlincote – approximately 6 miles
Burton-on-Trent Railway Station – approximately 8 miles
East Midlands Airport – approximately 10–11 miles by road
Derby – approximately 16 miles
Birmingham – approximately 30 miles









Accommodation Details – Ground Floor

The property is approached via a wood-effect uPVC entrance door, opening into a welcoming hallway with a staircase rising to the first floor, a radiator and access to the principal ground-floor accommodation. Off the hallway is a useful cloakroom/WC, which also incorporates plumbing and space for a washing machine. The kitchen benefits from underfloor heating and is fitted with an attractive range of shaker-style wall and base units, complemented by solid wood work surfaces, tiled flooring and inset lighting. Integrated appliances include a double oven, gas hob with extractor, fridge, freezer and dishwasher. A side door provides convenient external access. From the kitchen, the accommodation continues into the separate dining room, which forms part of an appealing open-plan arrangement with the living room. This characterful space features exposed timber ceiling beams and upright timber supports, with timber flooring flowing seamlessly through into the sitting area.

The living room is particularly generous, extending to approximately 19'7" x 11'3". Features include further exposed beams, a substantial brick fireplace with timber mantel and inset wood-burning stove, a side bay window, and glazed double doors opening directly onto the rear garden. The adjoining dining area provides ample space for a full-size dining table and helps create a sociable, connected ground-floor layout. A useful built-in store is also positioned off the central part of the ground floor beneath the staircase.

First Floor

The first-floor landing provides access to three bedrooms and the family bathroom, with timber balustrading and a window allowing natural light into the stairwell. The landing also provides access to an airing cupboard, housing the combi boiler and fitted with slatted shelving for useful storage. Bedroom one is a generous double room with a broad window overlooking the rear and ample space for freestanding furniture. Bedroom two is another well-proportioned double bedroom, while bedroom three provides a practical single bedroom that could also suit use as a nursery or home office.The family bathroom is fitted with a white three-piece suite comprising a panelled bath with shower over, pedestal wash basin and WC. The room is finished with tiled surrounds and benefits from a bay-style window providing natural light.

Outside

To the front, the property is approached over a paved driveway providing off-road parking and access to the detached single garage. The frontage is framed by established planting, with a small canopy providing useful space for bin and log storage.

To the rear is an enclosed and established south-facing garden, mainly laid to lawn with paved seating areas, mature shrubs and trees, and planted borders. The garden offers a good degree of usable outdoor space, with direct access from the living room and additional side access around the property.

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 mains water, drainage gas and electricity are connected to the property. The central heating is gas fired with partial underfloor heating.

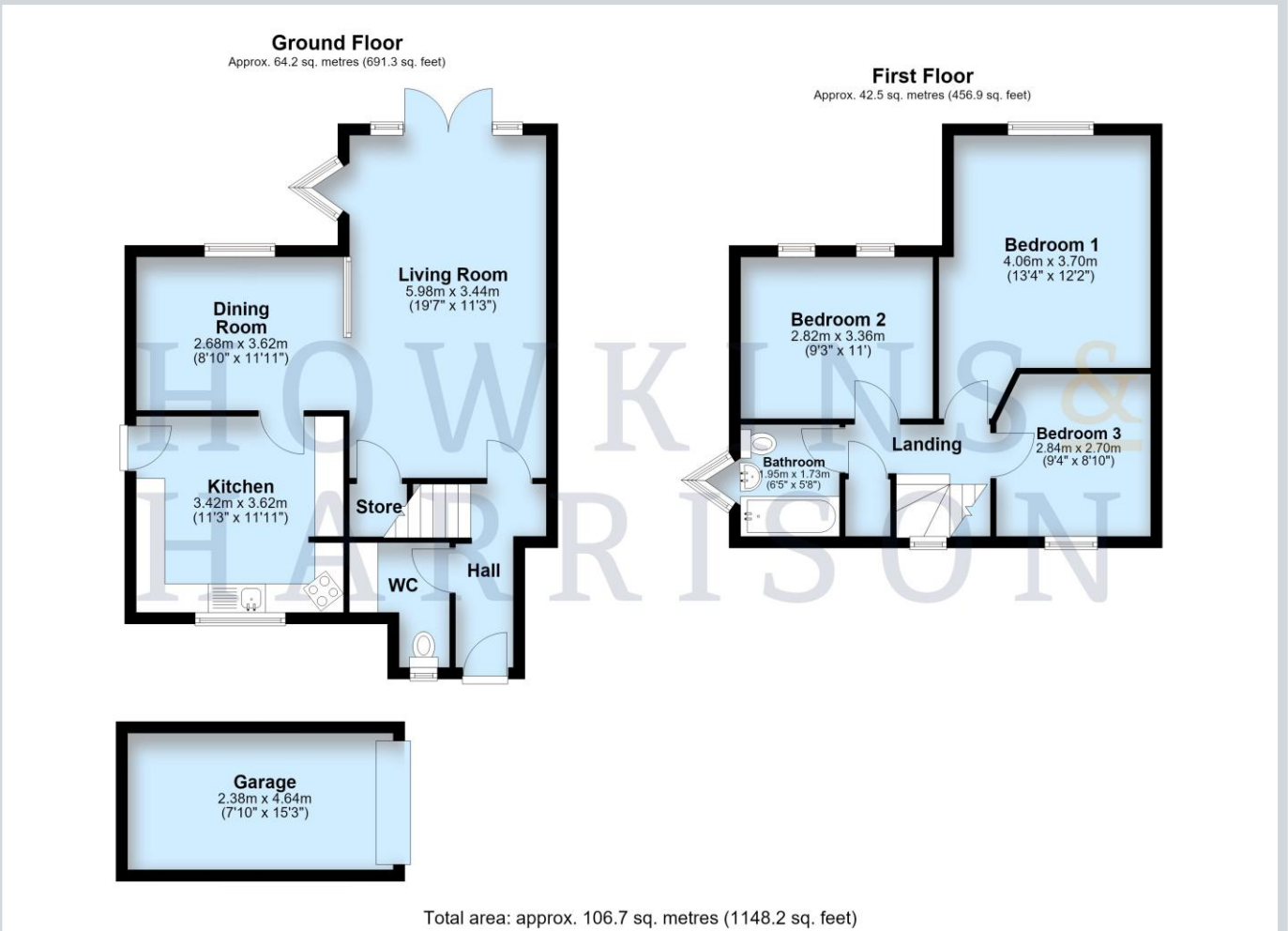
Local Authority

North West Leicestershire District Council - Tel:01530-454545

Council Tax Band - B

HOWKINS & HARRISON

AWAITING EPC



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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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