



15 Hastings Way, Ashby-De-La-Zouch, Leicestershire, LE65 1EP

HOWKINS &
HARRISON

15 Hastings Way,
Ashby-De-La-Zouch,
Leicestershire, LE65 1EP

Offers in excess of: £375,000

A well-presented three-bedroom detached family home, situated within a popular residential setting within walking distance of the town centre. The property offers spacious and versatile accommodation extending to 1184 sqft, including a welcoming entrance hall with ground floor WC, generous living room, and an open plan kitchen/sitting/dining room with French doors opening onto the rear garden, creating an ideal space for modern family living and entertaining. A partial garage conversion has created a separate utility room, whilst still retaining useful garage storage to the front.

To the first floor, there are three bedrooms and a family bathroom, with the principal bedroom being particularly spacious. Externally, the home enjoys an attractive frontage with driveway parking and storage, together with a beautifully maintained rear garden featuring a patio seating area, lawn and mature planted borders, creating an ideal space for outdoor entertaining and family use.





Location

Situated within a sought-after residential area of Ashby-de-la-Zouch, Hastings Way enjoys easy access to the many amenities this historic market town has to offer. Ashby-de-la-Zouch is well known for its attractive town centre, independent shops, cafés, restaurants and traditional pubs, together with a range of supermarkets, leisure facilities and regular local markets.

The town also benefits from a strong sense of community and a variety of recreational opportunities, including nearby parks, walking routes and the National Forest.

The area is particularly popular with families due to its excellent schooling options. Well regarded schools nearby include Ashby School, noted for its strong academic reputation and sixth form provision, together with Ivanhoe School and a selection of highly regarded primary schools within the town. For commuters, the property is ideally positioned with excellent road links via the A42/M42, providing convenient access to surrounding commercial centres and the wider motorway network.

Travel Distances

- Ashby-de-la-Zouch town centre – 1 mile
- Burton upon Trent railway station – 8.7 miles
- East Midlands Airport – 12 miles
- Derby – 15 miles
- Leicester – 19 miles
- Nottingham – 25 miles
- Birmingham – 32 miles
- A42/M42 junction – 2 miles



Accommodation Details

Entered via a front entrance door into a welcoming entrance hall with stairs rising to the first floor and access to the principal accommodation. Positioned off the hall is a useful ground floor WC. To the front elevation, the living room is a generous reception space featuring a bay window and focal fireplace with inset log burning stove. To the rear of the property is an impressive open plan kitchen/sitting/dining room, creating an ideal space for modern family living and entertaining. The kitchen is fitted with a contemporary range of wall and base units with integrated appliances and complementary work surfaces, whilst the sitting/dining area enjoys French doors opening directly onto the rear patio and garden. A partial garage conversion has created a separate utility room, whilst retaining useful garage storage to the front.

To the first floor, the landing provides access to three bedrooms and the family bathroom. Bedroom one is a particularly spacious double bedroom overlooking the front and rear elevation, with Bedroom two providing a further double bedroom with built in storage. Bedroom three offers a versatile space suitable as a child's bedroom, nursery or home office. The family bathroom is fitted with a modern white suite comprising bath with shower over, wash hand basin and WC.

Outside

Externally, the property enjoys an attractive frontage with lawned garden, driveway parking and gated side access leading to the rear garden. The rear garden is beautifully maintained and predominantly laid to lawn with mature planted borders, established hedging and patio seating areas, creating a private and attractive outdoor space ideal for both relaxing and entertaining.

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

- Detached family home near Ashby town centre
- Spacious open plan kitchen and dining area
- Separate generous living room with bay window
- Three well-proportioned first floor bedrooms
- Partial garage conversion creating separate utility room
- Driveway parking and beautifully maintained rear garden
- Well presented 1184 sqft accommodation
- Close to excellent commuter road links



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 mains water, drainage, gas and electricity are connected to the property. The central heating is gas fired and broadband is available.

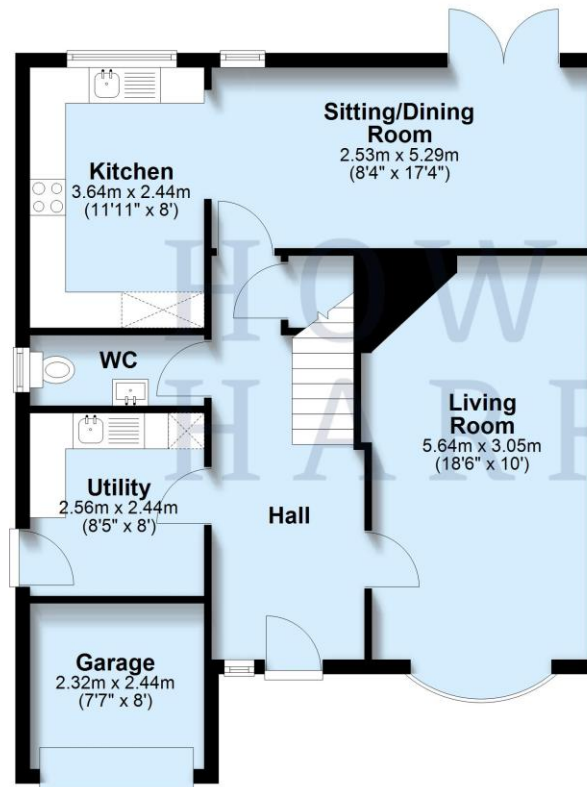
Local Authority

North West Leicestershire District Council - Tel:01530-454545
Council Tax Band - D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

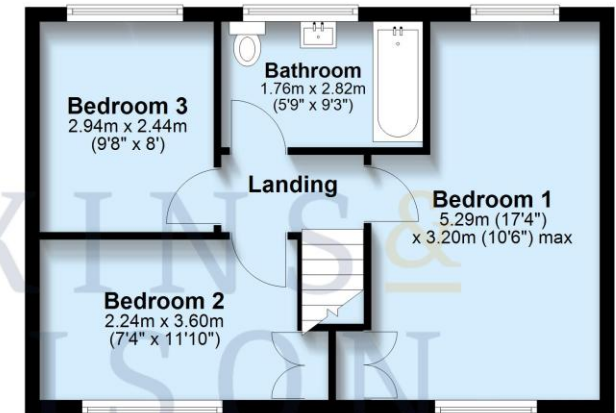
Ground Floor

Approx. 68.7 sq. metres (739.3 sq. feet)



First Floor

Approx. 41.4 sq. metres (445.4 sq. feet)



Total area: approx. 110.1 sq. metres (1184.7 sq. feet)

Howkins & Harrison

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