41, Pennine Way, Ashby-De-La-Zouch, Leicestershire, LE65 1EW

HOWKINS & HARRISON

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Guide Price: £425,000

Set within a popular development in Ashby, within a short distance of the town centre.

Offering just over 1500 sqft of versatile accommodation, this 'upside down' split level property offered for sale with no upward chain briefly comprises:- on the ground floor, two bedrooms and a study/bedroom three alongside a conservatory and separate bathroom. To the first floor is an open plan sitting/dining room with windows and balcony, overlooking the garden and views beyond, door into a fully fitted kitchen, separate shower room and versatile reception room or further bedrooms. Externally you will find a good size non overlooked rear garden mainly laid to lawn.

To the front of the property there is ample off road parking via a tarmacadam driveway, lawned area and the added benefit of a single garage and car port. This property is of a unique design, offering a huge amount of potential and a viewing is highly recommended.

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, in fact this property resides just 300 metres away from Hilltop Primary School rating 'Outstanding' in the latest Ofsted report.

Accommodation Details – First Floor

We enter the property on the first floor level, accessed from the road. As you head through the porch and entrance hall a door off to the left leads into a study/bedroom four with a shower room adjacent to this. As you head to the rear of the property you enter into a 19ft sitting room which is open plan with double doors leading through to the dining room. The sitting room also has the added benefit of double doors and a balcony that has stunning views of the garden and views beyond and a door into the kitchen which is on the front right side of the property and has been modernised to provide a full range of eye level and base units with ample preparation surfaces and a range of built in appliances.

Ground Floor

Unusually the ground floor consists of a hallway with storage cupboard, two double bedrooms, a snug or bedroom three, conservatory to the side elevation with doors to outside and a main bathroom. Two of the rooms have built in storage.

Outside

To the rear of the property is the large garden plot with staired access from the first floor down. The garden has the added benefit of two shed areas. To the front of the property you will find a lawned area and paved are for ample off road parking and the added benefit of a car port and single garage.

Features

- Detached family home
- Three/four double bedrooms
- Family bathroom and shower room
- Open plan sitting and dining room with stunning views
- Fitted kitchen with built in appliances
- Ample off road parking, car port & single garage
- Good size rear garden
- Walking distance to Ashby town centre
- Popular development close to town centre

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.

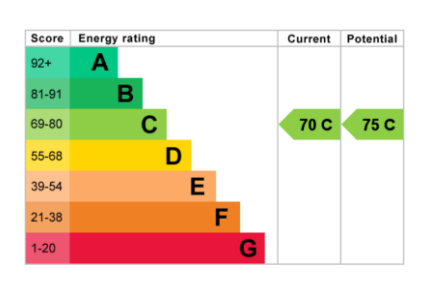
Services

None of the services have been teste. 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 and broadband is available but not connected to the property.

Local Authority

North West Leicestershire District Council - Tel:01530-454545

Council Tax - Band E



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Approximate Area = 1538 sq ft / 142.8 sq m
Garage = 172 sq ft / 15.9 sq m
Total = 1710 sq ft / 158.7 sq m
For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Howkins & Harrison. REF: 1326536

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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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