



37 Ulleswater Crescent, Ashby-De-La-Zouch, Leicestershire, LE65 1FH

HOWKINS &  
HARRISON

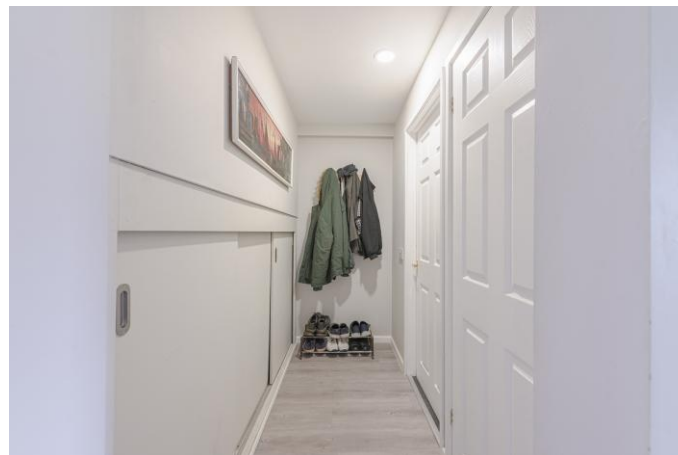
37 Ulleswater Crescent,  
Ashby-De-La-Zouch,  
Leicestershire, LE65 1FH

Asking Price: £260,000

Occupying a pleasant cul-de-sac position within this popular Ashby location. A well presented three bedroom semi-detached home offering deceptively spacious and versatile accommodation extending to 915 sqft.

The property benefits from a generous open-plan living/dining room opening through to a bright conservatory overlooking the landscaped rear garden, together with a fitted kitchen, useful utility/storage area, ground floor WC and an additional reception room ideal for use as a home office or playroom. To the first floor are three bedrooms and a family bathroom, whilst externally the property enjoys ample off-road parking, and a beautifully maintained rear garden with paved seating areas, established planting and an excellent degree of privacy.

Ideally suited to families, first-time buyers or those working from home, the property is conveniently positioned for access to Ashby town centre, reputable schooling and excellent commuter links.





## Location

37 Ulleswater Crescent is situated within a popular and well-established residential development on the outskirts of Ashby de la Zouch, a highly regarded market town known for its excellent range of amenities, schooling and commuter links. Ashby de la Zouch offers a wide variety of independent shops, supermarkets, cafés, restaurants and leisure facilities, together with reputable primary and secondary schooling. The town is well positioned for access to the surrounding countryside and The National Forest, offering numerous walking and recreational opportunities. The property is ideally located for commuters, with convenient access to the A42/M42 motorway network providing links to Birmingham, Leicester, Nottingham and Derby. East Midlands Airport and Parkway Railway Station are also within easy reach.

### Travel Distances

Swadlincote – 7 miles

Burton upon Trent – 10 miles

Loughborough – 14 miles

Tamworth – 15 miles

Leicester – 28 miles

Derby – 18 miles

Nottingham – 24 miles

Birmingham – 32 miles



## Accommodation Details – Ground Floor

Entering through the front door, the property opens into a welcoming hallway with access to the ground floor accommodation and stairs rising to the first floor. To the front, the original integral garage has been thoughtfully converted to create a useful additional reception room, currently used as a home office/playroom, with a ground floor WC nearby. The kitchen is positioned to the front of the property and is fitted with a modern range of gloss units, integrated cooking appliances and contrasting work surfaces. To the rear is a generous open-plan living/dining room, providing an excellent family and entertaining space with plenty of room for both seating and dining furniture. Sliding doors open into the bright conservatory, which enjoys views over the rear garden and provides a pleasant additional sitting area.

## First Floor

To the first floor, there are three bedrooms and a well-appointed family bathroom, fitted with both a bath and separate shower enclosure.

## Outside

Outside, the property benefits from ample off-road parking to the front. To the rear is a beautifully maintained landscaped garden with paved seating areas, artificial lawn, established planted borders and a further seating area to the far end, creating an attractive and private outdoor space.

## 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

- Popular cul-de-sac location in Ashby
- Three bedroom semi-detached family home
- Approximately 915 sq.ft. of accommodation
- Bright conservatory overlooking rear garden
- Additional office or playroom space
- Ample off-road parking available
- Landscaped private rear garden area



## 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 and broadband is connected to the property.

## Local Authority

North Warwickshire Borough Council - [Tel:01827-715341](tel:01827-715341)

## Council Tax Band - C

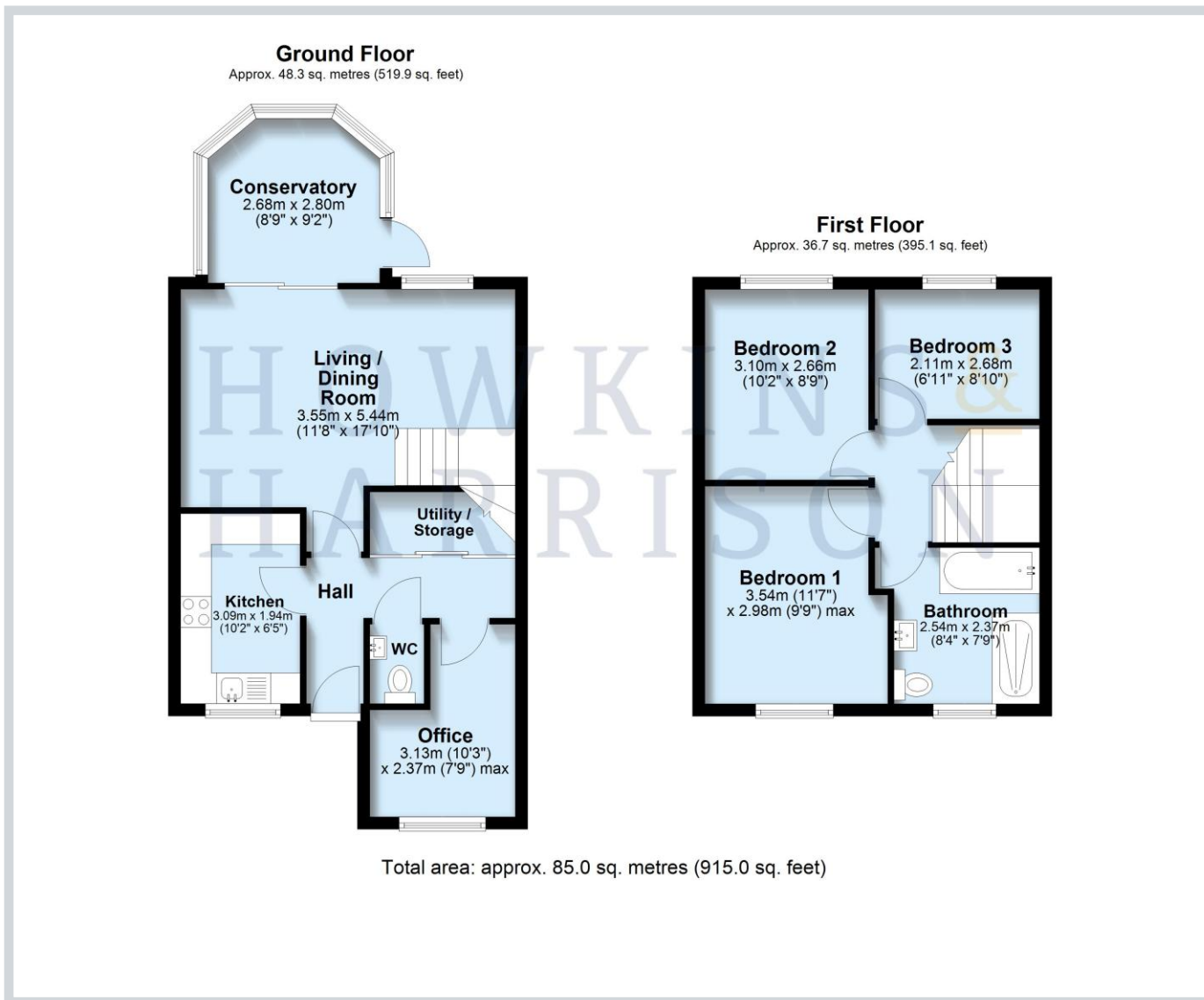
**HOWKINS &  
HARRISON**

AWAITING EPC

## Howkins & Harrison

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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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