



118 Woodside, Ashby-De-La-Zouch, Leicestershire, LE65 2NU

HOWKINS &
HARRISON

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Ashby-De-La-Zouch,
Leicestershire, LE65 2NU

Offers in excess of: £365,000

Offering just under 1800sqft of flexible accommodation is this superb, extended family home located in the heart of Ashby De La Zouch.

Having been thoughtfully improved over recent years to provide modern flexible accommodation to include:- entrance hall, bay fronted sitting room opening into a separate study area/dining/family room, an impressive, high specification 20ft kitchen with modern utility room and cloakroom WC off. Finally on the ground floor a separate multi purpose reception room/bedroom four. To the first floor there are three bedrooms and a family bathroom, whilst a loft conversion has created a large loft room on the second floor with a shower room.

Externally to the front is a large block paved driveway providing off road parking and to the rear is a generous south facing lawned garden with summerhouse. A must see property!



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 Midlands conurbations beyond and Nottingham East Midlands 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 – Ground Floor

The front door leads directly into the entrance hall with the multi purpose reception room/bedroom four off to the left. A door to the right leads into a good size bay fronted sitting room. This room is separated by glazed double doors leading into a study area and separate dining room which has French doors opening out onto the garden. To the rear of the property is an exceptional 20ft fitted kitchen completed with a generous range of eye level and base units, integrated appliances, ample work preparation surfaces, breakfast island and bi-folding doors leading to outside. Off the kitchen is a useful utility room and cloakroom WC.

First & Second Floors

The staircase rises from the entrance hall to the first floor where you will find three bedrooms and the family bathroom. Two of these bedrooms are good size doubles and with a third single room/ideal study/nursery. A second staircase rises to the loft extension which provides a loft room with its own en-suite shower room.

Outside

To the front of the property you will find a large paved driveway for plenty of off street parking. The rear garden is fully enclosed and south facing with a large lawned area with cosy summerhouse in the far right corner, fully enclosed, non overlooked to the rear, this south facing garden and a small paved area.



Features

- Extended detached family home
- Sought after estate location
- Three separate reception rooms
- Recently refitted large kitchen with utility room
- Three/four bedrooms & family bathroom
- Large second floor loft room & shower room
- Ample off road parking
- Non overlooked south facing rear garden
- Within a 15 minute walk to the town centre
- Approx 300m away from Hilltop Primary School rated 'Outstanding'

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.

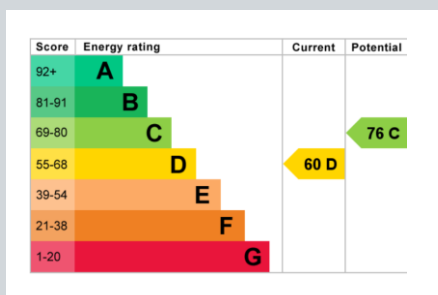
Services

None of the services have been tested. We are advised that mains water, drainage gas and electricity are connected to the property. The central heating is gas fired and broadband is connected.

Local Authority

North West Leicestershire District Council - [Tel:01530-454545](tel:01530-454545)

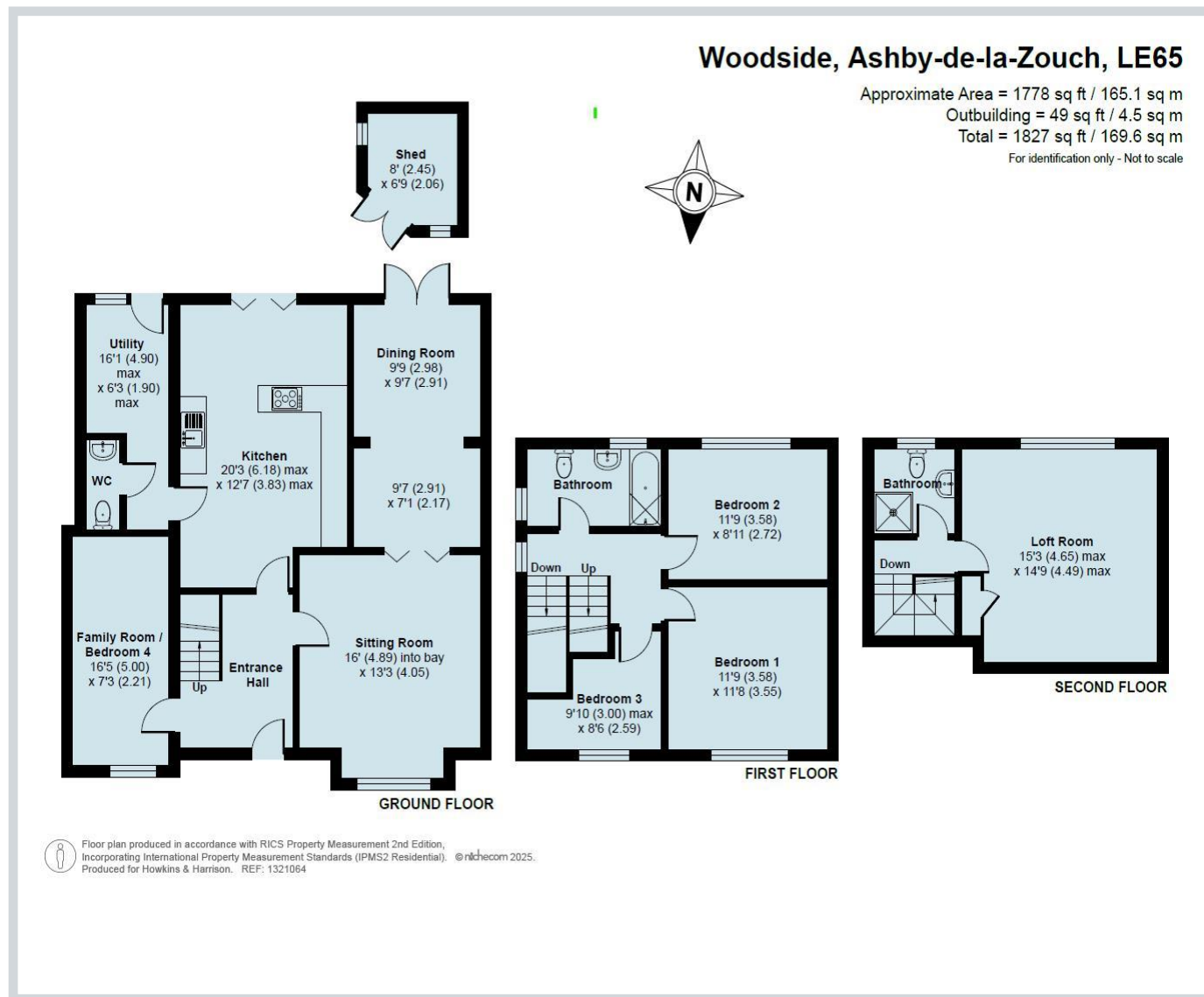
Council Tax - Band D



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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