



Willowbrook Close Ashby-De-La-Zouch

- Detached family home on an attractive corner plot
- Spacious and adaptable accommodation
- Generous light-filled sitting room
- Versatile dining kitchen
- Light and airy garden room
- Three well-proportioned bedrooms
- Private rear garden with paved seating terrace
- Block-paved off-road parking for two
- EPC Rating C / Council Tax Band C / Freehold

A well-proportioned three bedroom detached family home in a popular residential area on the outskirts of Ashby-de-la-Zouch. The property occupies an attractive corner position with mature hedging, established gardens and off-road parking.

The accommodation is arranged over two floors and includes a welcoming entrance, spacious sitting room, versatile dining kitchen, garden room, useful downstairs cloakroom, three bedrooms and a family bathroom. The third bedroom could also be used as a study, nursery or dressing room.

The home offers excellent scope for modernisation and personalisation, with potential to improve the landscaping and garden, subject to planning permission. Its established setting, privacy and proximity to Ashby-de-la-Zouch's shops, restaurants, amenities and leisure facilities make it an appealing family home.





Accommodation

Alexanders offer to the market this well-proportioned detached family home occupying an attractive corner position within this established residential close. The property offers spacious and versatile accommodation arranged over two floors, with an appealing frontage, mature hedging and formal gardens to the rear. Internally, the accommodation offers excellent scope for modernisation and personalisation, making this an exciting opportunity to create a comfortable family home in a popular residential location.

The property is entered via a welcoming entrance area which leads through to the main living accommodation. The sitting room is a generous and naturally light room, whilst the dining kitchen provides a versatile space for both everyday family life and entertaining giving access to the garden room, creating a useful additional reception space and a pleasant connection with the garden. There is also a useful downstairs cloakroom. To the first floor are three bedrooms, including two well-proportioned main bedrooms and a smaller third bedroom which could equally lend itself to use as a nursery, study or dressing room. A family bathroom completes the first-floor accommodation.

Gardens and land:

The property enjoys an attractive frontage, enclosed by a substantial mature hedge which provides a good degree of privacy from the road. A paved driveway and covered side access provide useful off-road parking and access to the side of the property. The established planting and neatly maintained boundaries give the house a mature and private setting, whilst the rear garden provides further outdoor space adjoining the conservatory and living accommodation. The overall plot offers considerable potential for landscaping and enhancement, subject to necessary planning consents.

Location

Situated within an established residential setting on the outskirts of Ashby-de-la-Zouch, the property is well placed for the town's excellent range of everyday amenities, independent shops, restaurants and leisure facilities.

Method of Sale:

The property is offered for sale by Private Treaty.

Measurements:

Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

Tenure:

The property is being sold freehold with vacant possession upon completion.

Local Authority:

Northwest Leicestershire District Council, Council Offices, Coalville, Leics, LE67 3FJ. Council Tax Band C.

Viewings:

Viewing strictly by appointment only via sole selling agent, Alexanders of Ashby-de-la-Zouch, 22 Market St, Ashby-de-la-Zouch, LE65 1AL.

Services:

The property is connected to mains gas, electricity, water, and drainage.

Please note that none of the services, systems or appliances, including heating, plumbing and electrics, have been tested by the selling agents.

Public Rights of Way, Wayleaves & Easements:

The property is sold subject to all existing public rights of way, wayleaves, easements and other legal rights, whether or not specifically mentioned in these particulars.





Plans and Boundaries:

The plans included in these particulars are based on Ordnance Survey data and are intended for guidance only. While believed to be correct, their accuracy is not guaranteed. The purchaser will be deemed to have full knowledge of the boundaries and the extent of the ownership. Neither the vendor nor their agents will be held responsible for defining ownership or boundary lines.

Technical Information:

Further details, including any covenants, overage provisions, or other relevant legal or technical information, can be provided upon request.

Money Laundering:

Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.

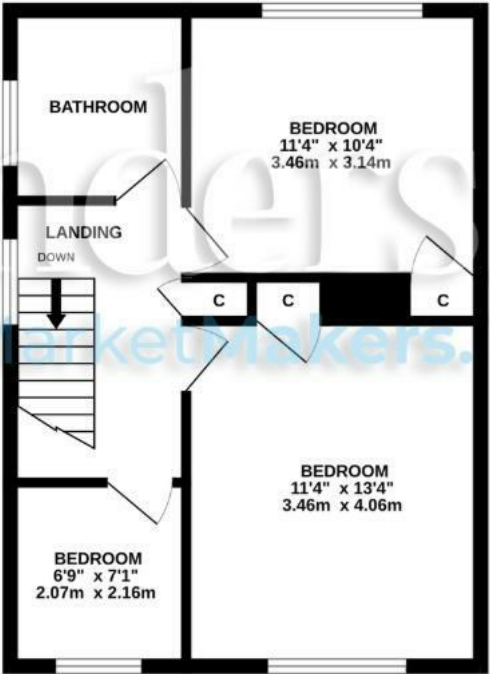
General Note:

These particulars whilst believed to be accurate set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these particulars of sale as a statement of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agents employment has the authority to make or give any representation or warranty in respect to the property.

GROUND FLOOR
549 sq.ft. (51.0 sq.m.) approx.



1ST FLOOR
455 sq.ft. (42.3 sq.m.) approx.



TOTAL FLOOR AREA : 1004 sq.ft. (93.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
	70	77

