



17, Tutbury Close, Ashby-De-La-Zouch, LE65 1XD

HOWKINS &
HARRISON

17, Tutbury Close,
Ashby-De-La-Zouch,
Leicestershire, LE65 1XD

Guide Price: £240,000

A well-presented semi-detached two-bedroom bungalow set within a highly regarded over-55s residential development, offering comfortable, single-level living in a secure and well-managed environment.

Offered to the market with no upward chain, the property enjoys a pleasant position within the development, surrounded by well-maintained communal gardens.

The accommodation comprises an entrance hall, a well-proportioned living room, a fitted kitchen, two bedrooms and a shower room, making it ideal for those seeking low-maintenance living.

Features

- Semi-detached over-55s bungalow
- Close to town centre amenities
- Well-proportioned living room
- Fitted kitchen with practical layout
- Two bedrooms, flexible use
- Attractive communal gardens
- No upward chain



Location

17, Tutbury Close is conveniently positioned within the historic and highly regarded market town of Ashby-de-la-Zouch, offering an excellent range of everyday amenities including independent shops, supermarkets, cafés, public houses and leisure facilities, together with the renowned Ashby Castle. The property enjoys a pleasant and accessible location within walking distance of the town centre, making it ideal for those seeking ease and convenience without reliance on a car. Ashby is well placed for surrounding centres including Coalville, Burton upon Trent and Tamworth, while providing good access to the A42 and M42 for wider regional travel. East Midlands Airport is also within easy reach, making the town well suited for both local and visiting family connections.



Accommodation Details – Ground Floor

The front door opens into a central entrance hall with doors to all accommodation. Ahead is the living room, a well-proportioned space with a window providing good natural light. Off the living room is the kitchen, fitted with a practical range of units and work surfaces, with space for appliances and a window to the side. A useful walk-in store is accessed from the kitchen, providing valuable additional storage. From the hall, bedroom one is a comfortable double room benefiting from a built-in double wardrobe. Bedroom two is a versatile room, suitable as a guest bedroom or additional reception space. The accommodation is completed by a shower room fitted with a walk-in shower, wash hand basin and WC.

Outside

Outside, the property is set within well-maintained landscaped grounds, laid mainly to lawn.

Tenure & Possession

The property is leasehold with 99 years remaining.

Management and Charges

Residents benefit from a 24-hour warden-controlled system, with pull cords and an intercom link to the residents' centre manager, together with two additional communal meeting lounges. The development is managed by East Midlands Housing Group, with buildings insurance, external and grounds maintenance, 24-hour warden control and servicing of the gas central heating system included within the management arrangements, providing reassurance and peace of mind for residents.

Current charges – TBC

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.

Local Authority

South Derbyshire District Council - [Tel:01283-595795](tel:01283-595795)

Council Tax Band – Band C

Energy Rating – 'C'

Howkins & Harrison

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Ground Floor

Approx. 57.3 sq. metres (616.8 sq. feet)



Total area: approx. 57.3 sq. metres (616.8 sq. feet)

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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