

48, Abbey Drive, Ashby-De-La-Zouch, Leicestershire, LE65 2LX

HOWKINS & HARRISON

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Guide Price: £235,000

Occupying a generous plot in this established residential setting, a well-proportioned two-bedroom home offering flexible accommodation, ample off-road parking and a particularly attractive rear garden. The ground floor includes a welcoming hall, living room, kitchen, useful store, WC and a conservatory whilst upstairs there are two bedrooms, an en-suite bathroom and a separate office/walk-in wardrobe. Outside, the property is set back behind a substantial driveway and to the rear is a good-sized enclosed garden with patio, lawn and a timber shed. With a total floor area of approximately 849 sqft, the property offers excellent scope for a range of buyers seeking a comfortable home in a convenient Ashby-de-la-Zouch location.

Features

- Two-bedroom semi-detached home
- Generous driveway providing ample off-road parking
- Conservatory overlooking the attractive rear garden
- Spacious kitchen & ground floor WC
- En-suite bathroom to main bedroom
- Convenient for Ashby town centre amenities







Location

Abbey Drive is pleasantly situated within a well-established residential area of Ashby-de-la-Zouch, within convenient reach of the town centre and its excellent range of independent shops, cafés, restaurants, public houses and everyday amenities. Ashby also offers a choice of well-regarded schooling, leisure facilities and recreational opportunities, together with good access to the surrounding countryside and National Forest. For commuters, the town is particularly well placed for the A42 and wider motorway network, providing straightforward links towards Burton upon Trent, Derby, Leicester, Nottingham and Birmingham. Burton-on-Trent is the nearest mainline railway station, while East Midlands Airport is also readily accessible.

Travel Distances

A42 – approx. 3 miles
Burton-on-Trent railway station – approx. 7.5 miles
East Midlands Airport – approx. 8.5 miles
Coalville – approx. 9 miles
Burton upon Trent – approx. 10 miles
Derby – approx. 12 miles
Leicester – approx. 20 miles









Accommodation Details – Accommodation Details

The front door opens into the entrance hall, with stairs rising to the first floor and a ground floor WC positioned immediately off it. To the left is the kitchen, fitted with a range of wall and base units, work surfaces, inset sink, integrated oven and gas hob, together with space for further appliances. A useful store cupboard is positioned beneath the stairs. To the right is the living room, extending from the front to the rear of the property and featuring a bay window to the front and a fireplace. French doors at the rear open into the conservatory, which provides additional living space with windows overlooking the rear garden and doors opening directly onto the patio.

The staircase rises to a central landing, giving access to both bedrooms and the remaining first-floor accommodation. Bedroom one is positioned to the right and is a well-proportioned double room, with an adjoining office/walk-in wardrobe and a useful built-in store cupboard. Bedroom two is located to the left and benefits from an en-suite bathroom, fitted with a panelled bath, WC and wash hand basin, with tiled walls and a window providing natural light.

Outside

To the front, the property is approached over a block-paved driveway providing off-road parking, with planted borders and established greenery framing the frontage. To the rear is an enclosed garden with a paved patio adjoining the conservatory, a central lawn and established planting. A timber garden shed provides useful storage, while mature hedging and fencing define the boundaries and provide a good degree of privacy.

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, which are connected to the property. The central heating is gas fired.

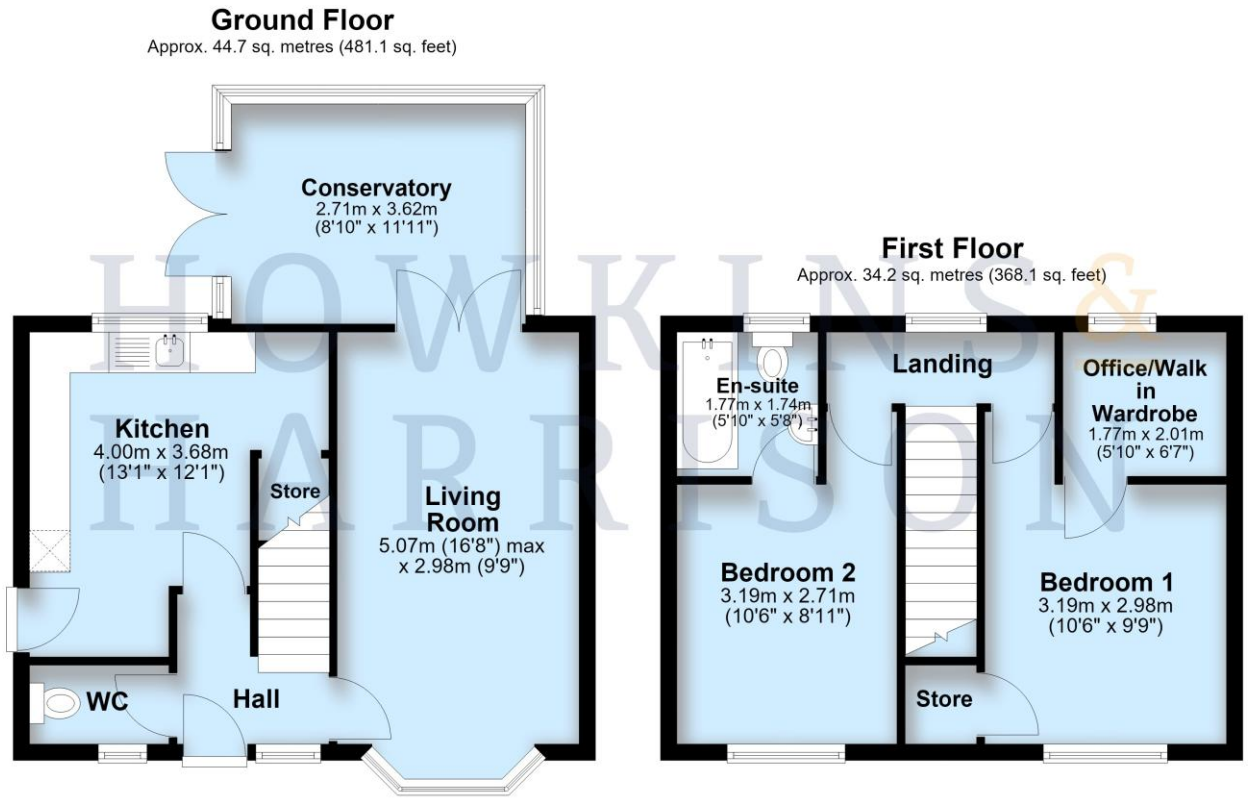
Local Authority

North West Leicestershire District Council - Tel:01530-454545

Council Tax Band - B

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AWAITING EPC



Total area: approx. 78.9 sq. metres (849.2 sq. feet)

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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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