



12, Denstone Close, Ashby-De-La-Zouch, Leicestershire, LE65 2SA

HOWKINS &
HARRISON

12, Denstone Close,
Ashby-De-La-Zouch,
Leicestershire, LE65 2SA

Guide Price: £265,000

An appealing three-bedroom home offering 929 sqft of accommodation, offered for sale with no upward chain and ideally suited to a first-time buyer or those seeking a property to let or downsize. The accommodation includes a generous living room, a separate dining room extending to over 23 ft, fitted kitchen, three first-floor bedrooms and a family bathroom. Outside, the property benefits from off-road parking to the front and an enclosed rear garden with lawn, paved seating areas and a substantial timber garden room/outbuilding, providing useful additional space for home working, hobbies or storage.

Features

- Three-bedroom home with 929 sqft accommodation
- Offered for sale with no upward chain
- Ideal first-time buy, let or downsize
- Generous living room and separate dining room
- Off-road parking to the front
- Enclosed rear garden with garden room
- Popular Ashby-de-la-Zouch residential location





Location

Situated within a residential cul-de-sac, Denstone Close is conveniently placed for the historic market town of Ashby-de-la-Zouch, with its independent shops, cafés, restaurants and everyday amenities. The town's castle and attractive Bath Grounds provide plenty to enjoy locally, while the surrounding National Forest offers opportunities for walking, cycling and exploring the countryside. The nearby A511 and A42 provide access towards Burton upon Trent and the wider motorway network, including the M1 and M42, making the location a convenient base for travel across the Midlands.

Travel Distances

A42, Junction 13: approximately 3 miles

East Midlands Airport: approximately 11.5 miles

East Midlands Parkway railway station: approximately 15 miles

Derby city centre: approximately 17 miles

Leicester city centre: approximately 20 miles

Nottingham city centre: approximately 24 miles

Birmingham city centre: approximately 32 miles



Accommodation Details

The front door opens into an entrance porch, with a further door leading into the living room. This is a generous reception room with a front-facing bay window, feature fireplace and staircase rising to the first floor. A door from the living room leads into the fitted kitchen, which includes a range of wall and base units, work surfaces, integrated cooking appliances and a door providing access to the rear garden. From the kitchen there is open access into the impressive second reception room (dining room), which extends to over 23 ft and provides a particularly versatile additional living space.

On the first floor, the landing serves three bedrooms, the family bathroom and an additional storage cupboard. Bedrooms one and three both benefit from fitted wardrobes, while bedroom two includes a useful built-in store. The bathroom comprises a bath with shower over, wash hand basin and WC.

Outside

Outside, the property benefits from off-road parking to the front, with gated side access leading through to the enclosed rear garden. The garden combines paved seating areas with a central lawn, planted boundaries and a substantial timber garden room/outbuilding positioned towards the rear, providing useful space for home working, hobbies or storage.

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 the property benefits from mains water, drainage gas and electricity are connected to the property. The central heating is gas fired and broadband is available but not connected.

Local Authority

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

Council Tax Band - B

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Howkins & Harrison

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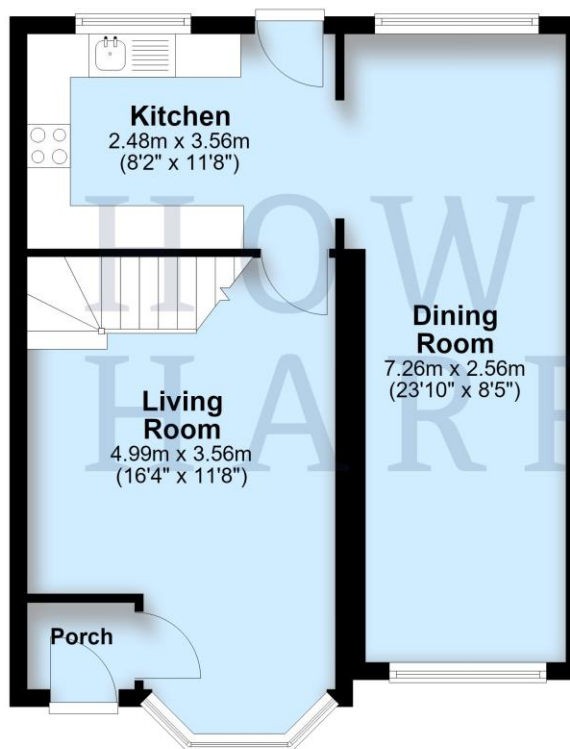
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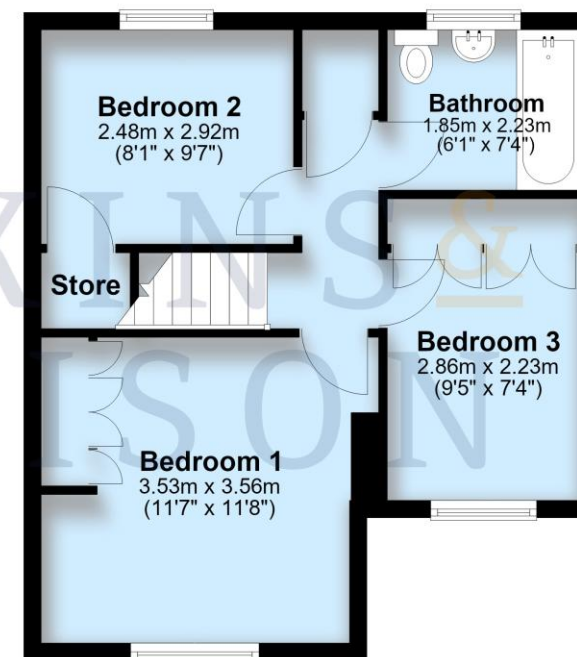
Ground Floor

Approx. 46.6 sq. metres (501.6 sq. feet)



First Floor

Approx. 39.7 sq. metres (427.6 sq. feet)



Total area: approx. 86.3 sq. metres (929.2 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.