



7, Martival Court, Ashby-De-La-Zouch, Leicestershire, LE65 2AJ

HOWKINS &
HARRISON

7, Martival Court,
Ashby-De-La-Zouch,
Leicestershire, LE65 2AJ

Guide Price: £235,000

7 Martival Court is an attractive coach-house style home offering a well-designed layout, with the main living accommodation arranged to the first floor, creating a bright and elevated living space extending to approximately 846.8 sq ft in total.

The property comprises a porch, dining kitchen and WC to the ground floor, with a first floor hall leading to a generous living room/dining area with Juliet balcony, three bedrooms and a bathroom.

Set within a modern development close to open green space and waterside walks, the property further benefits from off-road parking and a low-maintenance rear courtyard garden.

Internal viewing is strongly recommended.



Location

Martival Court is well positioned within walking distance of the centre of Ashby-de-la-Zouch, a popular and historic market town in the heart of the National Forest. The town offers a wide range of shops, cafés, restaurants and supermarkets, together with leisure facilities and schooling including Ashby School and Ivanhoe College. The impressive ruins of Ashby de la Zouch Castle remain a focal point of the town's rich heritage. 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. Excellent road links are available via the A42 and M42, connecting to the M1 and M69, making the location ideal for commuters.

Features

- Coach house style modern home
- Arranged over two well designed floors
- Stylish dining kitchen
- Generous first floor living space
- Three well proportioned bedrooms
- Allocated off road parking



Accommodation Details – Ground Floor

Entered via the porch, the ground floor leads into the 17ft dining kitchen, fitted with contemporary two tone cabinetry, contrasting work surfaces and a peninsula breakfast bar providing useful preparation and dining space. Bi-fold doors open directly onto the patio, creating a seamless link to the courtyard garden. A WC is also positioned on this level. The staircase rises to the first floor hall, opening into a bright and spacious living room/dining area extending over 17ft. French doors open onto a Juliet balcony to the front elevation, allowing excellent natural light and enhancing the open plan feel. Also accessed from the hall are three bedrooms, all well proportioned and neutrally presented. The accommodation is served by a modern bathroom fitted with a three piece suite.

First Floor

The staircase rises to the first floor hall, opening into a bright and spacious living room/dining area extending over 17ft. French doors open onto a Juliet balcony to the front elevation, allowing excellent natural light and enhancing the open plan feel. Also accessed from the hall are three bedrooms, all well proportioned and neutrally presented. The accommodation is served by a bathroom fitted with a bath and shower over.

Outside

Outside, the property benefits from allocated off road parking and a low maintenance courtyard garden, completing this lovely ready to move into home.

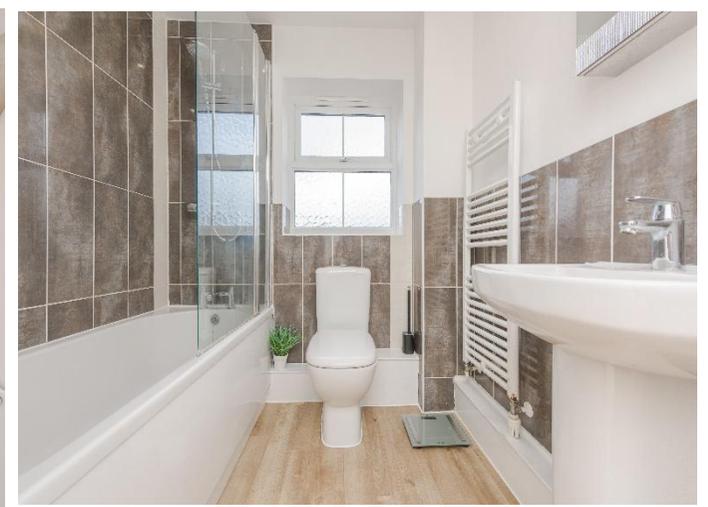


Tenure & Possession

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 main water, drainage and electricity are connected to the property. The central heating is gas fired and broadband is connected to the property.

Local Authority

North West Leicestershire District Council. Tel-01530 454545.

Council Tax Band – Band - B

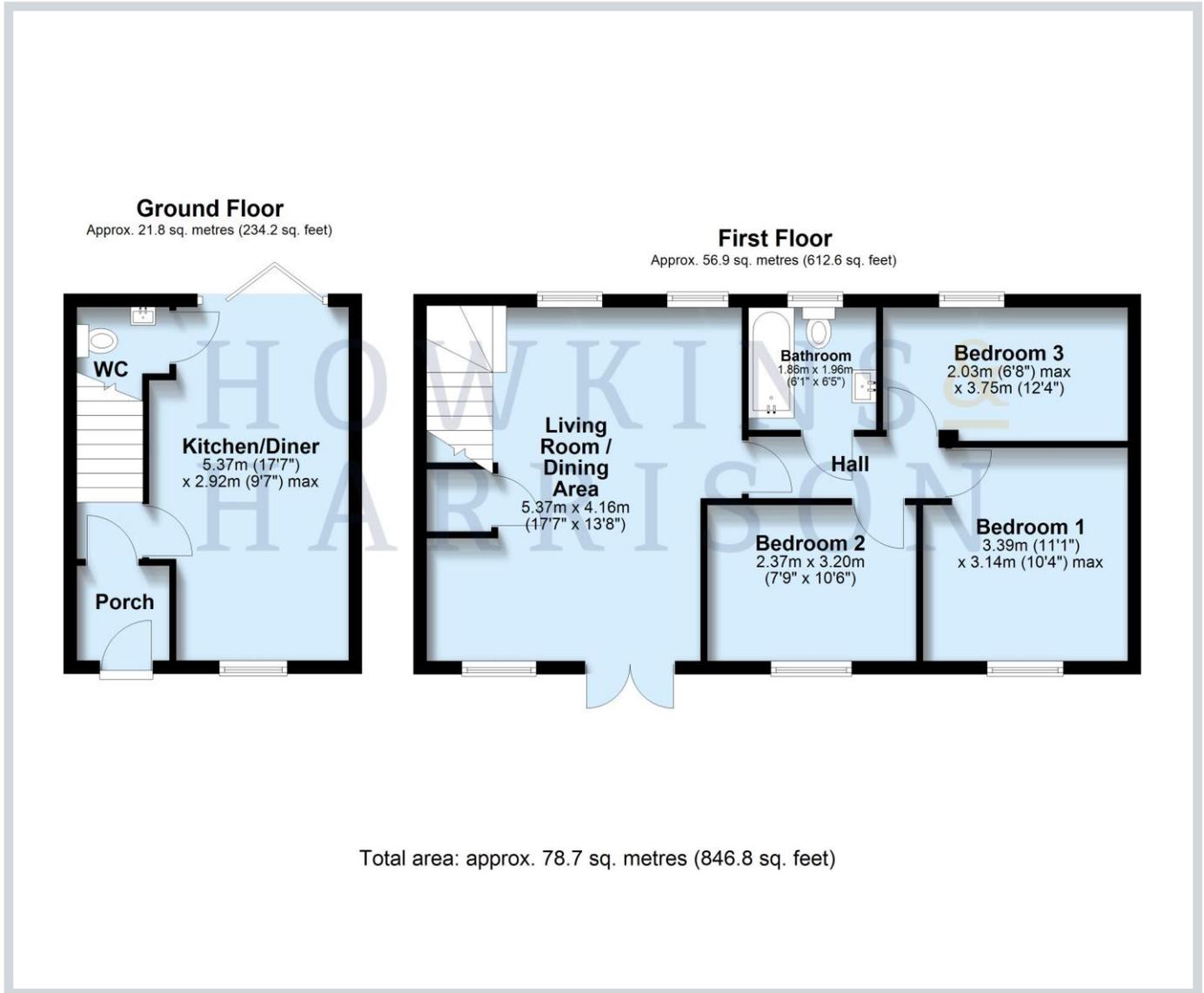
**HOWKINS &
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AWAITING EPC

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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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