



3, The Croft, Ashby-De-La-Zouch, Leicestershire, LE65 1FP

HOWKINS &  
HARRISON

3 The Croft,  
Ashby-De-La-Zouch,  
Leicestershire, LE65 1FP

OIEO £500,000

An impressive four-bedroom detached family home, comprehensively renovated to create a stylish and highly versatile property extending to 1617 sqft. The ground floor has been significantly enhanced by the conversion of one of the original garages, providing an additional reception room alongside a generous living room and superb 27'6" kitchen/diner, complemented by a utility room and ground-floor WC.

Upstairs are four bedrooms, a family bathroom and separate shower room. The outside space is equally impressive, with a beautifully landscaped rear garden. A real standout is the substantial contemporary log cabin, offering superb additional space for entertaining, leisure, home working or a gym. Alongside sits a hot tub beneath its own covered canopy. To the front, a driveway provides ample off-road parking together with the remaining garage.

A superbly upgraded home combining generous family accommodation with exceptional lifestyle space inside and out.



## Location

3 The Croft is situated in a convenient residential position within the popular market town of Ashby-de-la-Zouch, placing the property within easy reach of the town centre and its wide range of independent shops, cafés, restaurants, leisure facilities and everyday amenities. The area is particularly well placed for commuters, with straightforward access to the A42/M42 corridor, providing connections towards Birmingham, Nottingham, Derby and the wider Midlands motorway network. Rail services are available from nearby Burton-on-Trent and Willington, while East Midlands Airport is also readily accessible. The postcode benefits from nearby bus stops on Leicester Road, adding further local transport convenience.

### Travel Distances

Burton-on-Trent Railway Station – 9 miles

Tamworth – approximately 14 miles

East Midlands Airport – 11 miles

M42 Junction 11 – approximately 7 miles

M1 Junction 23A – approximately 10 miles

Derby – 16 miles

Leicester – 18 miles

Nottingham – 24 miles

Birmingham Airport / NEC – approximately 30 miles



## Accommodation Details

The property is entered via a welcoming entrance hall, which immediately gives access to the principal ground-floor accommodation and staircase rising to the first floor. A useful guest WC sits off the hall, while the layout has been thoughtfully adapted as part of the property's comprehensive renovation to provide excellent flexibility for modern family life. To the front left is a versatile reception room, created through the conversion of one of the original garages. This provides an excellent second sitting room, home office, playroom or snug. From here, a door leads directly into the remaining single garage, providing convenient internal access as well as useful parking or storage space. Across the hall is the generous living room, extending to approximately 17' in length. The front bay window brings plenty of natural light into the room, while the proportions comfortably accommodate a range of lounge furniture and make this an ideal principal reception space. Spanning much of the rear of the property is the impressive kitchen/diner, measuring approximately 27'6" in length and forming the real heart of the home. The generous proportions provide ample space for both cooking and dining, with doors opening directly onto the rear garden to create an excellent connection between the indoor and outdoor entertaining areas. A separate utility room sits conveniently alongside, offering additional practical storage and laundry space, with access towards the garage and outside.





## First Floor

The staircase rises to a well-arranged first-floor landing, giving access to four bedrooms together with the family bathroom and separate shower room.

The principal bedroom is a generous double, while bedrooms two and three are also well-proportioned and, together with bedroom one, benefit from useful fitted wardrobe storage. Bedroom four completes the accommodation and offers excellent flexibility as a child's room, guest bedroom, nursery or home office. The floor is particularly practical for family living, with a family bathroom incorporating a bath and separate shower enclosure, complemented by an additional shower room.



## Outside

To the front, a broad block-paved driveway provides ample off-road parking and access to the remaining single garage, with an attractively landscaped front garden enhancing the property's kerb appeal. The rear garden has been carefully landscaped to create a superb space for both family use and entertaining. A generous paved terrace extends across the rear of the house, opening onto a central lawn bordered by mature planting and established greenery. A major feature is the impressive timber garden cabin, which provides substantial additional lifestyle space and is ideal for entertaining, home working, a gym or leisure room. Alongside is a hot tub positioned beneath its own covered canopy, creating a fantastic all-weather relaxation area. Both the garden cabin and hot tub are included within the sale, making the outside space a particularly memorable feature of this extensively renovated family 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.



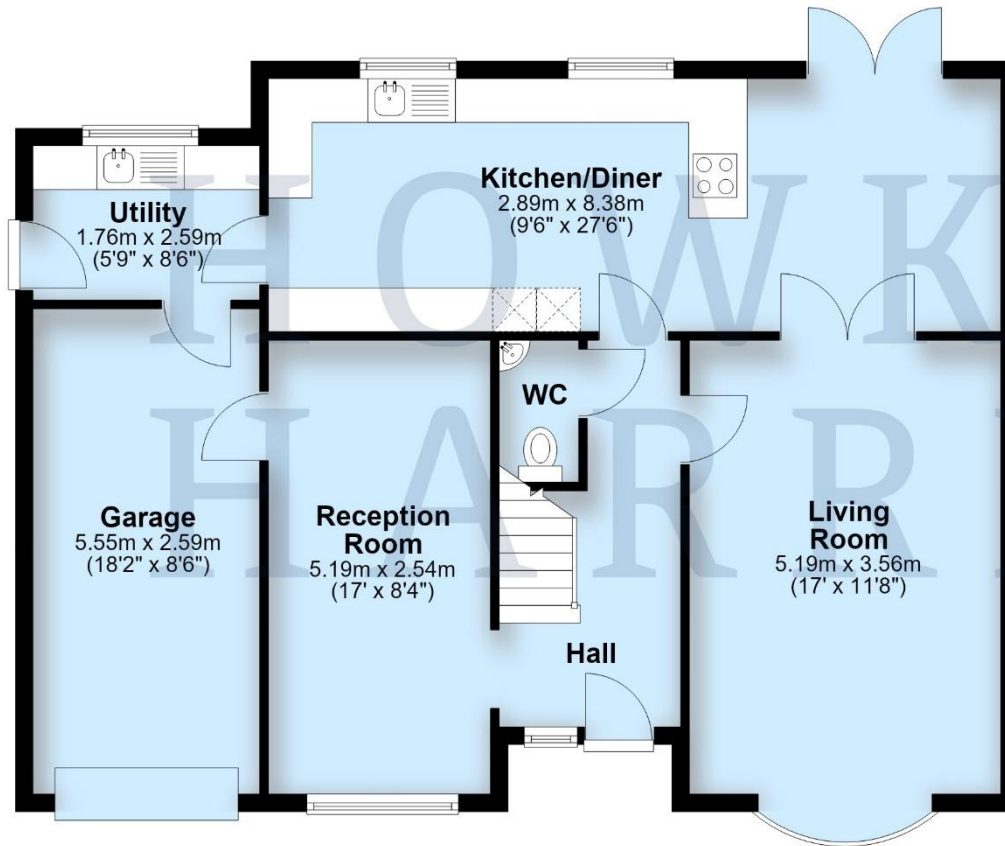
## Agents Note

A superbly renovated family home offering generous, versatile accommodation together with exceptional lifestyle space both inside and out. The combination of the extended living arrangement, impressive garden cabin, covered hot tub area and convenient Ashby location makes this a particularly appealing and individual property.



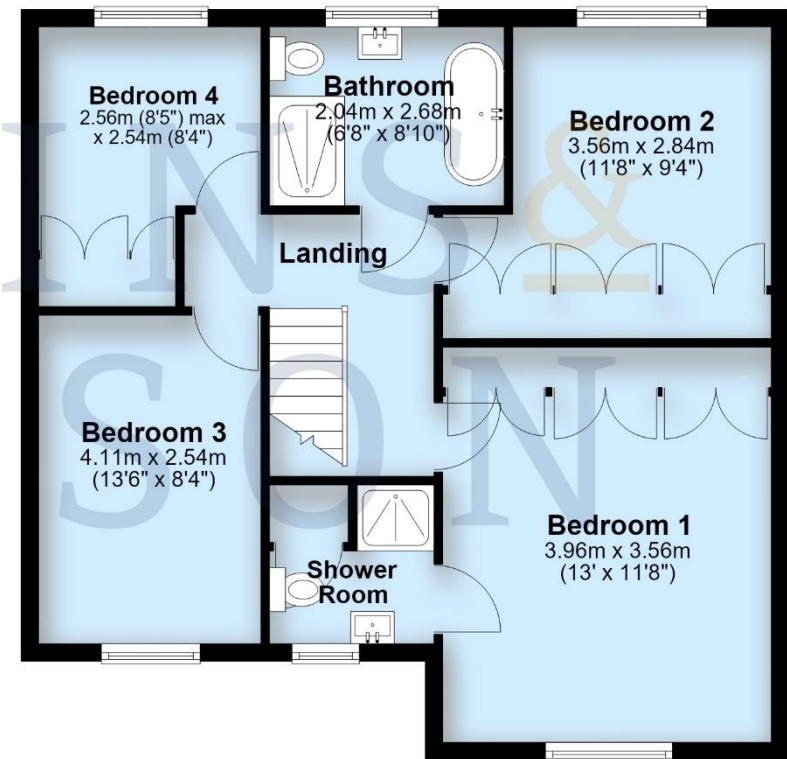
## Ground Floor

Approx. 87.1 sq. metres (937.2 sq. feet)



## First Floor

Approx. 63.2 sq. metres (680.2 sq. feet)



Total area: approx. 150.3 sq. metres (1617.4 sq. feet)

## 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 and broadband is connected.

## Local Authority

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

## Council Tax

Band - F

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         | 100 A     |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             | 67 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



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.

## Howkins & Harrison

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