5, Glade Lane, Ashby-De-La-Zouch, Leicestershire, LE65 2RP

HOWKINS & HARRISON

5, Glade Lane,
Ashby-De-La-Zouch,
Leicestershire, LE65 2RP

Guide Price: £310,000

A well-proportioned and versatile three-storey family home, situated within a popular residential area of Ashby-de-la-Zouch, ideally placed for local schooling, amenities and commuter links.

Offering approximately 1,214 sqft of accommodation arranged over three floors, the property provides flexible living space well suited to modern family life. The ground floor centres around a spacious living room and an open-plan kitchen/diner, while the upper floors offer three bedrooms, including a generous second-floor principal suite with en-suite facilities, supported by a family bathroom.

Externally, the property benefits from a private rear garden, driveway parking and a detached garage, completing a well-balanced home in a highly convenient location.

Location

5 Glade Lane is situated within a popular residential area on the outskirts of Ashby-de-la-Zouch, a highly regarded market town offering an excellent range of amenities and a strong community atmosphere. Ashby provides a wide selection of independent shops, supermarkets, cafés, restaurants and public houses, along with well-regarded schooling for all age groups. The town also benefits from leisure facilities including sports clubs, parks and easy access to the National Forest, offering a variety of walking routes and outdoor pursuits. The location is well suited to both families and commuters, combining a convenient setting with good access to surrounding countryside and major road networks.

Features

- Three-storey layout offering flexible living
- Open-plan kitchen/diner ideal for families
- Separate living room with bay window
- Two well-proportioned first-floor bedrooms
- Modern family bathroom to first floor
- Second-floor principal bedroom suite
- En-suite shower room and built in wardrobes
- Private rear garden with lawn and patio
- Driveway parking and garage

Accommodation Details – Ground Floor

The front door opens into an entrance hallway, with the staircase rising to the first floor and door leading to the ground floor accommodation. Positioned to the front of the property is the living room, a comfortable reception space featuring a bay window to the front elevation. A useful under-stairs storage cupboard is neatly incorporated within the room. To the rear lies the kitchen/diner, a bright and spacious room arranged around a large walk-in bay window with French doors opening onto the patio, allowing excellent natural light and creating a strong sense of space. The room comfortably accommodates a dining table.

Upper Floor

The first-floor landing serves two bedrooms and the family bathroom. Both bedrooms have built in wardrobes, bedroom two is a good-sized room, while bedroom three offers flexibility for use as a child's bedroom or home office. The second floor is dedicated to the principal bedroom suite, comprising a generous double bedroom with a wardrobe/dressing area and an adjoining en-suite shower room.

Outside

The rear garden is enclosed and mainly laid to lawn with a patio area, directly accessed from the kitchen/diner. To the front and side, driveway parking leads to the detached garage.

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.

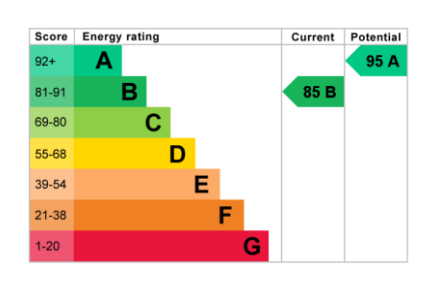
Services

None of the services have been tested. We are advised that the property benefits from main water, drainage, 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

Council Tax Band – Band D



Howkins & Harrison

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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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