



37, Leicester Road, Ashby-De-La-Zouch, Leicestershire, LE65 1DB

HOWKINS &  
HARRISON

37, Leicester Road,  
Ashby-De-La-Zouch,  
Leicestershire, LE65 1DB

Guide Price: £340,000

Set within the heart of Ashby de la Zouch, this period three bedroom semi-detached home offers an abundance of living accommodation and has been sympathetically modernised throughout whilst still incorporating many of its original features.

With accommodation totalling over 1500sqft in brief comprising:- hallway, sitting room with feature fireplace, open plan dining/living kitchen, utility room and cloakroom WC. To the first floor there are three double bedrooms as well as a modern family bathroom.

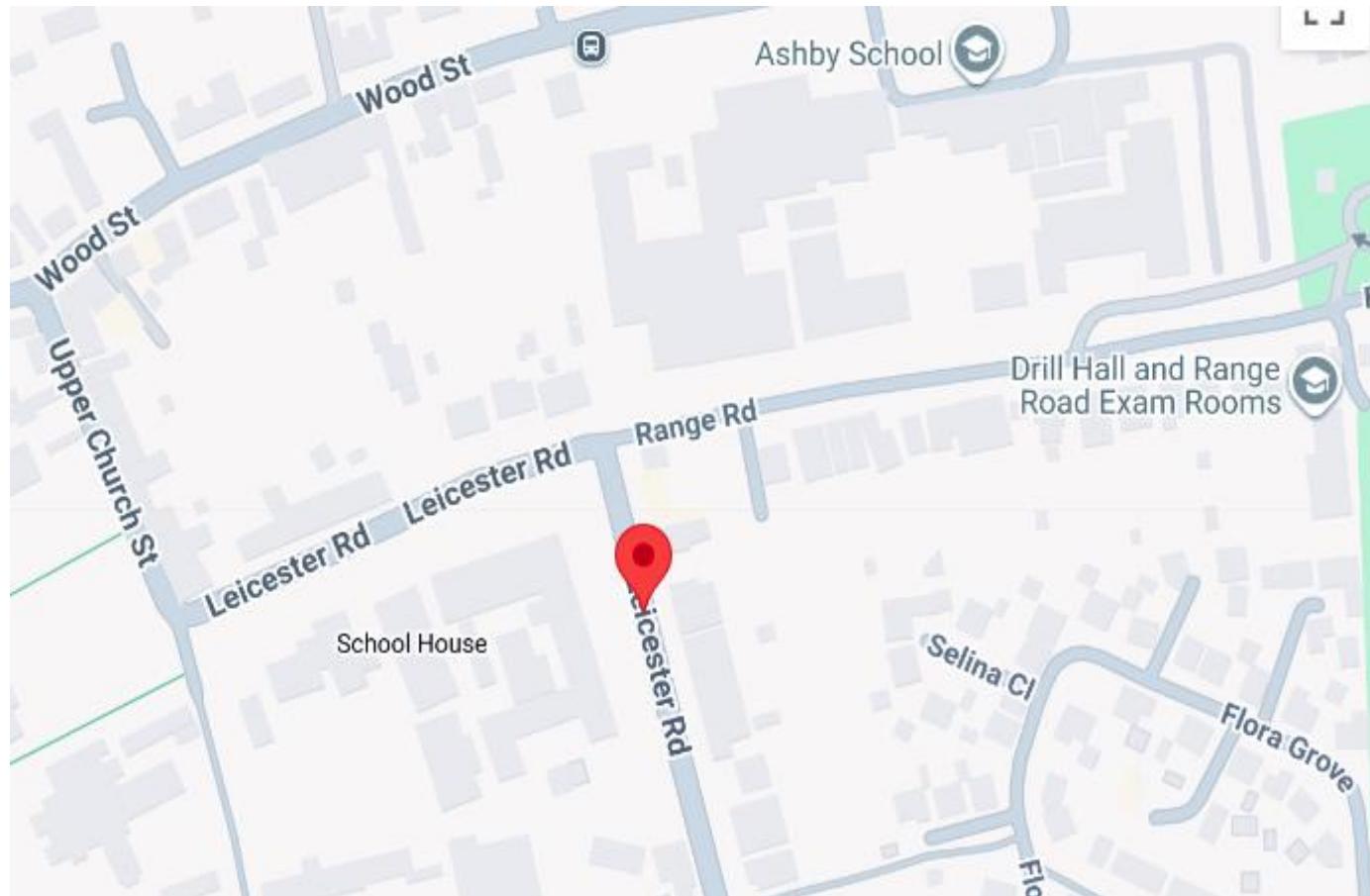
Externally, you will find, off road parking to the front elevation whilst to the rear a sizeable, private rear garden.



## Location

The historic market town of Ashby de la Zouch has links back to Roman times. Historically the town was dominated by the 12th century manor house, eventually becoming a 15th century castle belonging to the Hastings family. Today this is a thriving community on the north side of the A42 dual carriageway, with excellent road links south-west via the M42 to Birmingham and Birmingham International Airport, or north-east to the M1 motorway corridor with East Midland conurbations beyond and Nottingham East Midland Airport at Castle Donington.

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.

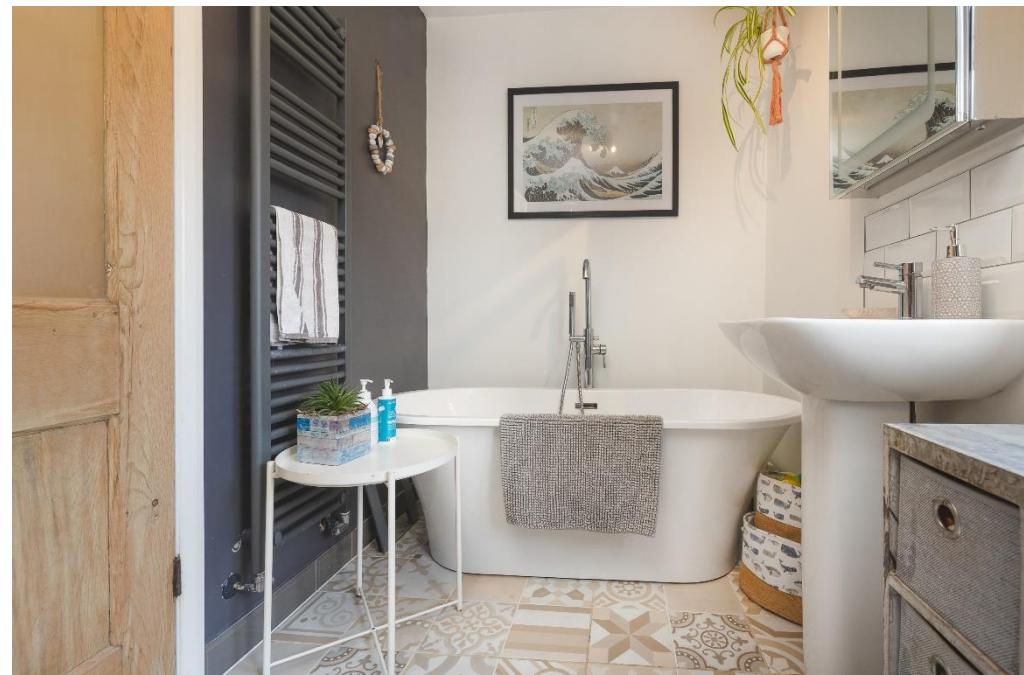


## Accommodation Details – Ground Floor

From the front elevation the property leads directly into a sizeable entrance hallway with original Minton tiled flooring, doors lead off giving access into the front reception sitting room and a generous 'L' shaped open plan dining/living kitchen with fitted wood burner in the dining area and an array of storage units and work preparation surfaces in the well equipped modern kitchen which then gives access to a separate cloakroom WC and utility room with door to outside. To complete the property also has access from the hallway down to a cellar/basement.

## First Floor

A single flight staircase accessed from within the hallway rises up to the landing where you have access across all of the first floor living accommodation. Bedrooms one, two and three are all comfortable double bedrooms and are serviced by a modern four piece family bathroom. Bedroom two has a range of built in wardrobes.



## Outside

Externally the property benefits off road parking to the front for up to two vehicles whilst a gate to the side elevation leads round into the rear garden. Bordered with mature hedges and fencing the East facing gardens are mainly laid to lawn and off two separate seating areas ideal for entertaining.

## 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.

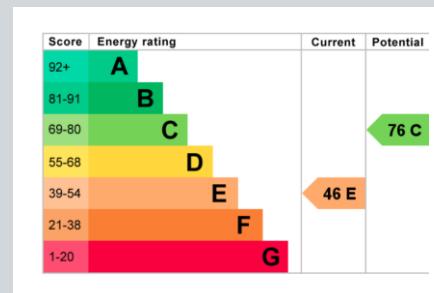
## Services

None of the services have been tested. We are advised that the property benefits from main water, drainage, gas and electricity which are connected to the property.

## Local Authority

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

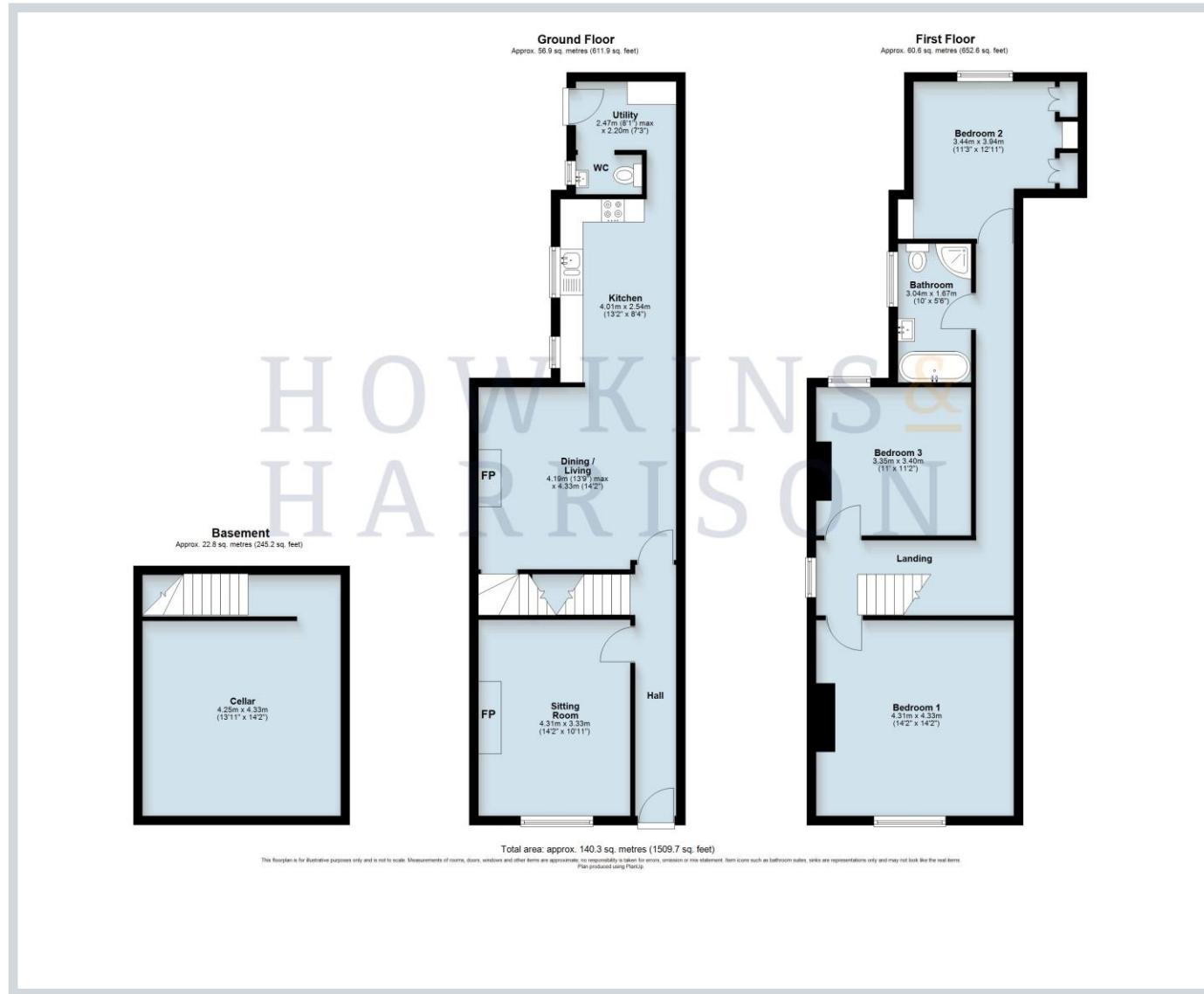
## Council Tax Band – Band B



## 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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