



27 Woodcock Way, Ashby de la Zouch, Leicestershire, LE65 1AX

Guide Price £415,000

A beautifully presented detached family home occupying a generous corner plot within this popular Ashby-de-la-Zouch development. Offering approximately 1343 sqft of well-proportioned accommodation, the property benefits from a bay-fronted sitting room, a spacious 17ft living room, and an impressive 14ft kitchen/diner with French doors opening onto the rear garden. The ground floor also provides a welcoming hall with cloakroom WC. To the first floor are four bedrooms, with bedroom one enjoying an en-suite shower room, alongside a family bathroom. Externally the property enjoys a fully enclosed walled rear garden with decked seating area, together with a detached garage and driveway providing off-road parking.

58 Market Street, Ashby de la Zouch, Leicestershire LE65 1AN

Telephone 01530 410930

Email ashbyproperty@howkinsandharrison.co.uk

Website howkinsandharrison.co.uk

Branches across the region and an office in central London

Howkins & Harrison is the trading name of Howkins & Harrison LLP.

PARTNERSHIP NO. OC316701 VAT REGISTRATION NO. 272 4321 77 REGISTERED IN England and Wales REGISTERED OFFICE 7-11 Albert Street, Rugby, Warwickshire CV21 2RX

LOCATION

Woodcock Way is situated within a popular residential area of Ashby-de-la-Zouch, a highly regarded market town in North West Leicestershire. Ashby offers a wide range of everyday amenities including independent shops, cafés, supermarkets and leisure facilities, together with well-respected primary and secondary schooling including Ashby School and Ivanhoe College. The town is rich in history, home to landmarks such as Ashby Castle and the Bath Grounds, and sits on the edge of the National Forest, providing attractive countryside walks and outdoor pursuits. Excellent road links via the A42 and M42 make the area particularly convenient for commuters.

Distances:

Coalville – 5 miles

Swadlincote – 10 miles

Loughborough – 16 miles

Tamworth – 12 miles

East Midlands Airport – 9 miles

Leicester – 24 miles

Derby – 22 miles

ACCOMMODATION DETAILS - GROUND FLOOR

Step through the front door into the hall, a bright and welcoming space with staircase rising to the first floor and a useful storage cupboard positioned to the left.

To the right-hand side sits the impressive 17ft living room, a generous reception room featuring a striking fitted media wall and French doors opening directly onto the rear garden, allowing plenty of natural light and a seamless connection to outside space.

To the left of the hall lies the sitting room, a particularly attractive dual-aspect room with a bay window to the side elevation and an additional front window, creating a light-filled and versatile second reception room.

Positioned to the rear is the kitchen/diner, a modern and well-appointed space fitted with contemporary units and integrated appliances. There is ample room for a family dining table, a window overlooking the garden and French doors opening onto the patio area. Completing the ground floor is the cloakroom WC, accessed off the hall.

FIRST FLOOR

To the first floor, the landing provides access to four bedrooms and the family bathroom, and benefits from a large storage cupboard. Bedroom one is a comfortable double room and enjoys its own en-suite shower room. Bedroom two is another well-proportioned double, while bedrooms three and four offer flexibility for children, guests or home working. All bedrooms are served by the family bathroom.

OUTSIDE

Outside, the property enjoys a fully enclosed walled rear garden incorporating a decked seating area and lawned section, offering a private and manageable outdoor space with a pleasant aspect and good levels of natural light. A gate provides access to the rear driveway, which offers off-road parking and leads to the detached garage.

Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison Tel:01530-410930 Option 1

Local Authority

North West Leicestershire District Council - Tel:01530-454545

Council Tax

Band -

Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.

Tenure & Possession

The property is freehold with vacant possession being given on completion

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.

Floorplan

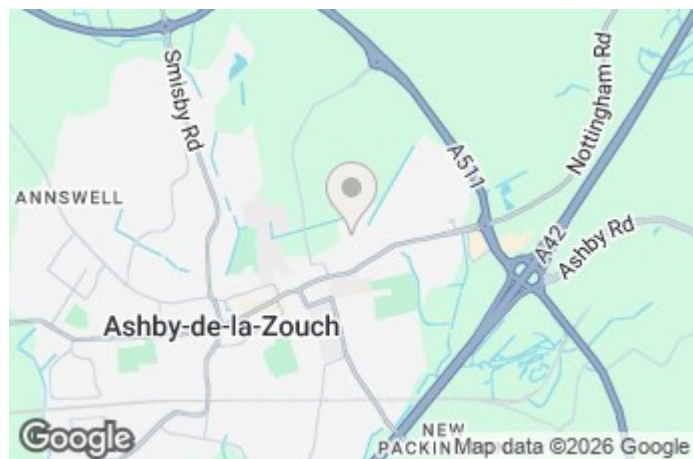
Howkins & Harrison prepare these plans for reference only. They are not to scale.

Additional Services

Do you have a house to sell? Howkins and Harrison offer a professional service to home owners throughout the Midlands region. Call us today for a Free Valuation and details of our services with no obligation whatsoever.

Important Information

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.



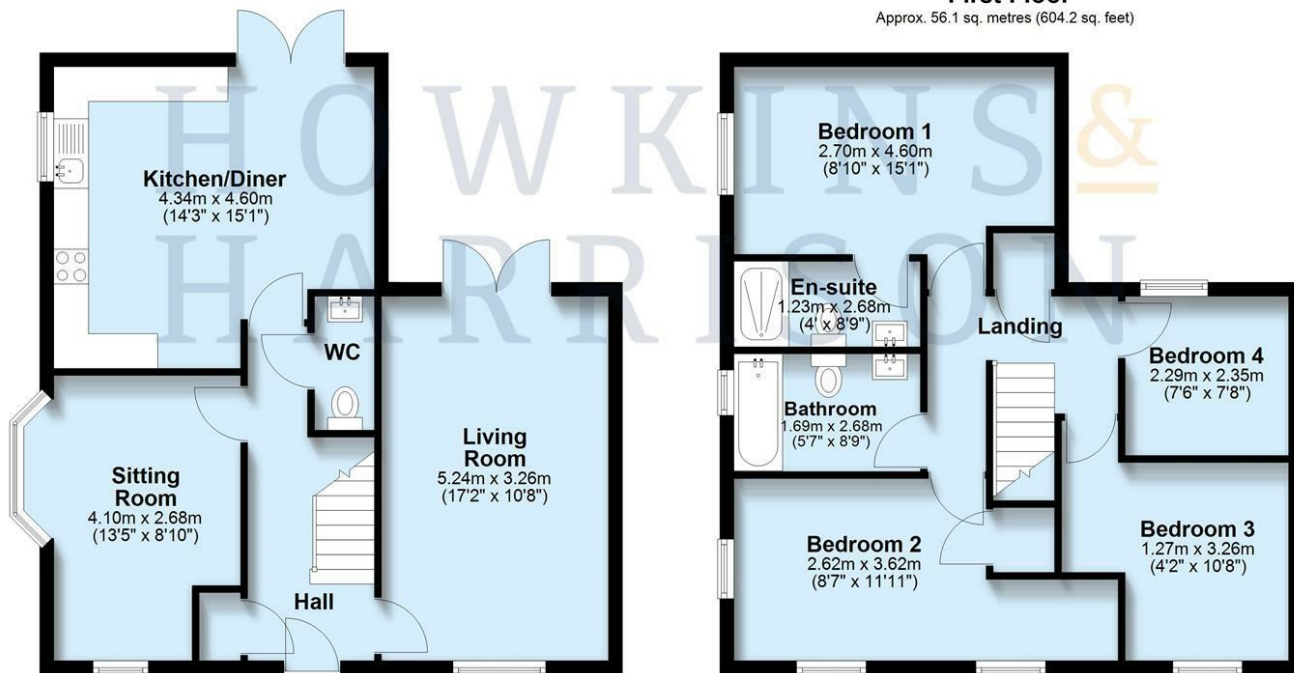
Ground Floor

Approx. 68.7 sq. metres (739.4 sq. feet)

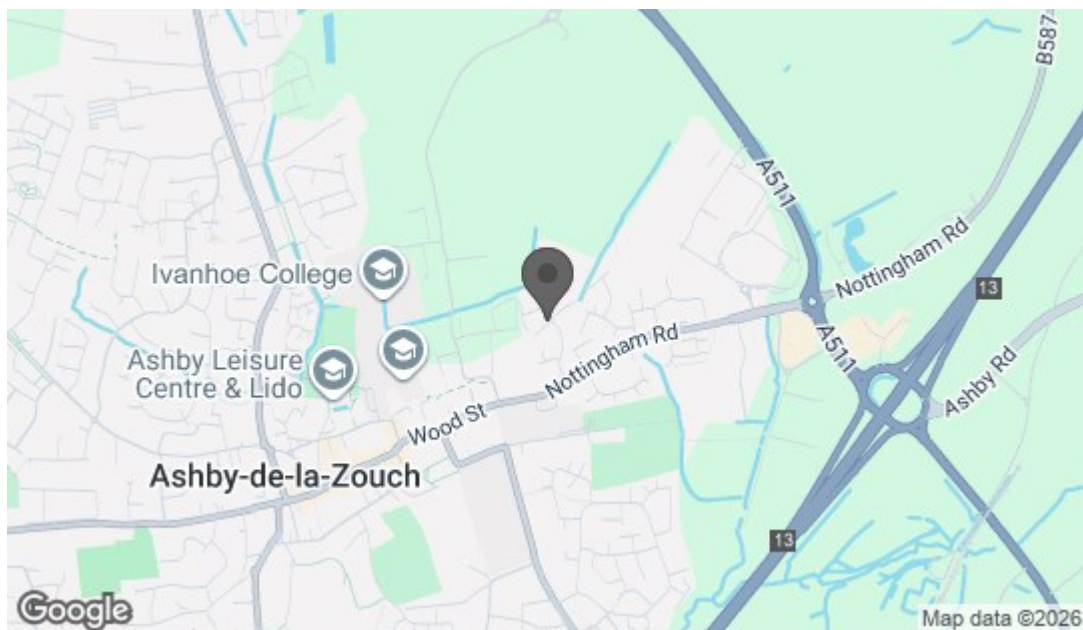


First Floor

Approx. 56.1 sq. metres (604.2 sq. feet)



Total area: approx. 124.8 sq. metres (1343.6 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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