



89, Marlborough Way, Ashby-de-la-Zouch, Leicestershire, LE65 2QH

HOWKINS &  
HARRISON

89, Marlborough Way,  
Ashby-de-la-Zouch, Leicestershire,  
LE65 2QH

Guide Price: £300,000

Occupying a pleasant position within this well regarded residential development, this detached two bedroom bungalow extends to approximately 863 sqft. with well maintained accommodation throughout, ideal for those seeking single storey living in a convenient Ashby location.

The property enjoys a generous frontage with driveway parking, an integral garage and neatly kept front gardens, whilst to the rear is a private enclosed garden with paved seating areas and mature trees creating an attractive outdoor space. Internally, the accommodation includes a spacious living/dining room, fitted kitchen, two bedrooms and a shower room.

The property presents an excellent opportunity for downsizers, retirees or buyers looking for a manageable home within easy reach of local amenities and transport links.





## Location

Situated within a popular residential area on the outskirts of Ashby-de-la-Zouch, Marlborough Way enjoys convenient access to the town centre, reputable schooling and a wide range of everyday amenities. Ashby-de-la-Zouch is a highly regarded market town offering an excellent selection of independent shops, cafés, restaurants and supermarkets, together with strong commuter links via the nearby A42 and M42. The property is also well placed for countryside walks and local recreational facilities, whilst remaining accessible to East Midlands Airport and surrounding commercial centres including Derby, Leicester and Nottingham.

Distances (approx.)

Ashby-de-la-Zouch town centre – 1 mile

A42/M42 junction – 2 miles

East Midlands Airport – 10 miles

Derby – 17 miles

Leicester – 25 miles

Nottingham – 28 miles

Birmingham – 35 miles

Rail services are available from Burton upon Trent and East Midlands Parkway, providing connections to London and regional centres.



## Accommodation Details

The property is entered via a useful enclosed porch with access to all principal accommodation. Positioned to the front of the property is a spacious living and dining room enjoying excellent natural light through a large window and open access to an inner hallway. The kitchen is fitted with a range of contemporary high gloss wall and base units with complementary work surfaces, tiled splashbacks and space for appliances, whilst a rear door provides direct access onto the garden and patio areas. There are two bedrooms positioned off the inner hallway, with the principal bedroom being a generous double room overlooking the rear garden. Bedroom two provides a versatile second bedroom, guest room or study space. The accommodation is completed by a modern fitted shower room comprising a walk-in shower, WC and wash hand basin with tiled surrounds.

## Outside

Externally, the property occupies a pleasant plot with a lawned frontage, driveway parking and an integral garage, which also provides rear access into the inner hallway and accommodation. To the rear is a private enclosed garden arranged over different levels with paved seating areas, decorative slate borders and mature trees and shrubs creating a pleasant outdoor space for entertaining and relaxing.

## Features

- Detached two bedroom bungalow
- Approximately 863 sqft of accommodation
- Spacious living and dining room with natural light
- Driveway parking and integral single garage
- Private enclosed rear garden with seating areas
- Convenient access to Ashby town centre amenities
- Offered for sale with no upward chain
- Popular residential location

## 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 mains water, drainage, gas 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](tel:01530-454545)

## Council Tax Band - C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	66 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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