



24 Woodside, Ashby-De-La-Zouch, Leicestershire, LE65 2NJ

Guide Price £305,000

Beautifully presented and ready to move straight into, this attractive extended three-bedroom semi-detached home combines stylish accommodation with ample driveway parking and a delightful landscaped rear garden. A generous kitchen/diner forms the heart of the home, with French doors opening onto the patio, complemented by a separate front-facing living room and a convenient ground-floor WC. Upstairs are three bedrooms and a family bathroom. Outside, the broad block-paved driveway creates a smart first impression, with gated side access leading to the rear garden, where a lawn, established planting and a spacious paved terrace provide an inviting setting for relaxing and entertaining. A lovely home offering a contemporary finish and plenty of appeal, both inside and out.

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

Woodside occupies a convenient residential position within the historic market town of Ashby-de-la-Zouch, placing a wide range of everyday amenities within easy reach. Ashby offers an excellent selection of independent shops, cafés, restaurants, supermarkets, leisure facilities and schooling, together with its well-regarded town centre and historic castle. The property is also well positioned for commuters, with straightforward access to the A511 and A42, linking towards the M42, M1 and surrounding commercial centres. Rail services are available from Burton upon Trent, while East Midlands Airport is also readily accessible.

Travel Distances

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

A42/M42 road links – approximately 2 miles

Swadlincote – approximately 5 miles

Burton upon Trent Railway Station – approximately 8 miles

East Midlands Airport – approximately 9 miles

M1 motorway – approximately 12 miles

ACCOMMODATION DETAILS - GROUND FLOOR

The front door opens into a welcoming entrance hall, where decorative wall panelling and wood-effect flooring introduce the home's tasteful finish. Stairs rise to the first floor, while the hallway continues towards the rear accommodation, with a useful understairs cupboard and a separate cloakroom fitted with a WC and washbasin.

A glazed-panel door leads into the front-facing living room, where a broad window brings in natural light. Soft neutral decoration, fitted carpeting and decorative wall mouldings give the room a comfortable feel, with a contemporary fireplace providing a focal point. Separate from the kitchen and dining space, this is an inviting room for relaxing.

To the rear, the kitchen/diner offers a sociable arrangement with distinct cooking, dining and seating areas. The kitchen is fitted with Shaker-style wall and base units, contrasting worktops and a Belfast-style sink beneath the rear window, together with a gas hob and stainless-steel extractor hood. Wood-effect flooring continues through the room, linking the kitchen with the adjoining dining space. Beyond the dining area, a wide opening leads into a further seating area overlooking the garden, with French doors opening directly onto the paved terrace.

FIRST FLOOR

Upstairs, the landing has a side-facing window, decorative panelling and a glass-panel balustrade, with doors leading to all three bedrooms and the bathroom. The principal bedroom is positioned at the front and features fitted wardrobes with overhead cupboards, alongside a softly coloured panelled feature wall. Bedroom two overlooks the rear garden, while the third bedroom sits to the front, providing flexibility for use as a bedroom, dressing room or home office. The bathroom completes the accommodation, with a bath, concealed-cistern WC and countertop washbasin above fitted vanity storage, complemented by tiled walls and a chrome ladder-style towel radiator.

OUTSIDE

Outside, a broad block-paved driveway provides off-road parking, with gated side access leading through to the rear.

The landscaped garden combines a paved terrace immediately adjoining the house with a lawn and established planted borders. Mature trees and shrubs create a leafy backdrop, while the terrace provides space for outdoor seating and dining, conveniently accessed from the kitchen/diner.

Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison

Tel:01827-718021 Option 1

Tel:01530-410930 Option 1

Daventry- Tel:01327-316880.

Local Authority

North West Leicestershire District Council - Tel:01530-454545

Council Tax

Band - C

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.

Floorplan

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

Services

None of the services have been tested. We are advised that the property benefits from mains water, drainage, gas and electricity, which are connected to the property. The central heating is gas fired

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

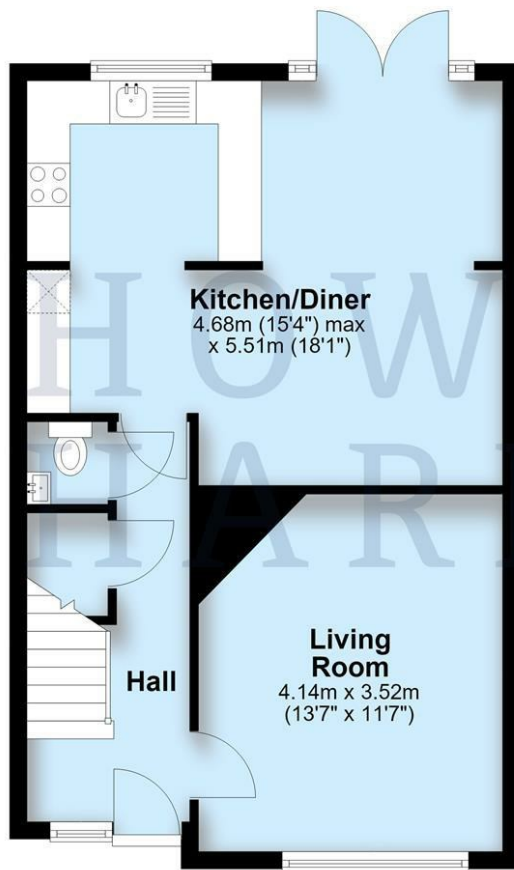
Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there 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.



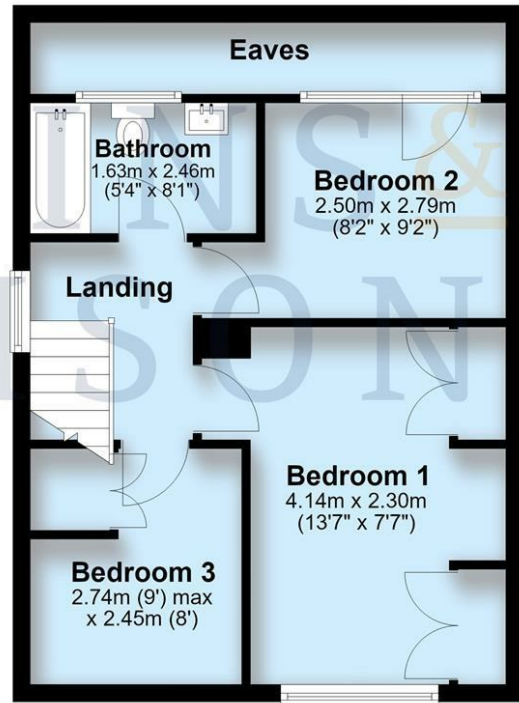
Ground Floor

Approx. 48.5 sq. metres (522.5 sq. feet)

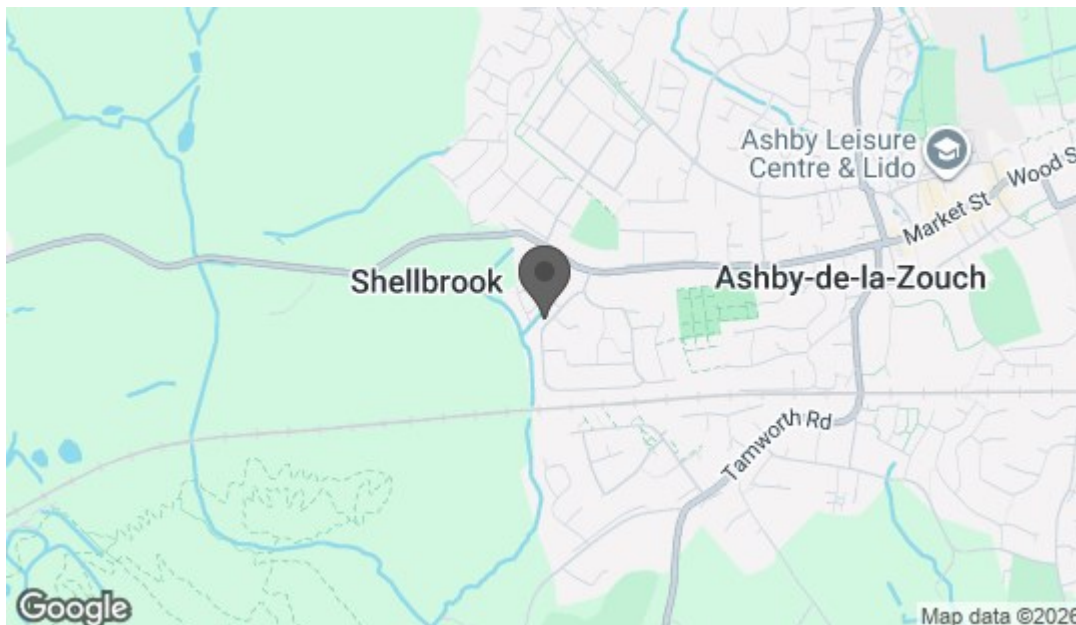


First Floor

Approx. 42.3 sq. metres (455.1 sq. feet)



Total area: approx. 90.8 sq. metres (977.5 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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