



44 Churchill Close, Ashby-De-La-Zouch, Leicestershire, LE65 2LR

Guide Price £325,000

Situated within a popular cul-de-sac in Ashby-de-la-Zouch, this three-bedroom detached family home occupies a generous plot and is offered to the market with no upward chain. The property provides just under 1,000 sq ft of well-proportioned accommodation, briefly comprising: porch, entrance hallway, a spacious open-plan living / dining room, and a fitted kitchen / breakfast room. To the first floor are three good-sized bedrooms, a shower room and a separate WC. Externally, the property benefits from off-road parking to the front via a large concrete driveway, an attached garage, and a private landscaped rear garden.

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

The historic market town of Ashby-de-la-Zouch has origins dating back to Roman times and is perhaps best known for its impressive 15th-century castle, once the seat of the Hastings family. Today, Ashby is a thriving and well-regarded community, ideally positioned on the north side of the A42 dual carriageway, offering excellent connectivity. The town provides convenient road links south-west via the M42 to Birmingham and Birmingham International Airport, and north-east to the M1 corridor, connecting to the wider East Midlands and East Midlands Airport at Castle Donington.

Ashby offers an excellent range of amenities well suited to family life, including a busy high street with national retailers, independent shops, boutiques and cafés, alongside supermarkets such as M&S Simply Food. The town is also well served for education, with a choice of five primary schools and secondary education at Ivanhoe School and Ashby School, which includes an associated sixth form. Combined with nearby countryside and local leisure facilities, Ashby provides a balanced and highly appealing setting for families.

ACCOMMODATION DETAILS - GROUND FLOOR

From the front elevation the property opens into an entrance porch which in turn follows into the main hallway. A door immediately to the right leads into the main reception lounge with archway to the rear that flows through into a formal dining area ideal for entertaining. Completing the ground floor living accommodation and accessed to the rear of the entrance hall or from the dining room is a fitted breakfast kitchen incorporating a range of floor and wall mounted units alongside space for freestanding appliances and a door to outside.

FIRST FLOOR

A staircase accessed from the entrance hallway rises onto the first floor landing where you will find all three bedrooms and the family bathroom. Bedrooms one and three overlook the front elevation whilst bedroom two offers views overlooking the rear garden, all three bedrooms are serviced by a shower room and separate WC. Bedrooms one and three both have built in wardrobes.

OUTSIDE

Externally the property benefits from ample off road parking to the front in the form of a concrete driveway, gated access to the side then leads into a non overlooked rear garden ideal for modern family living.

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 - D

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 mains water, drainage gas and electricity are connected to the property. The central heating is gas fired and Virgin is the current broadband provider.

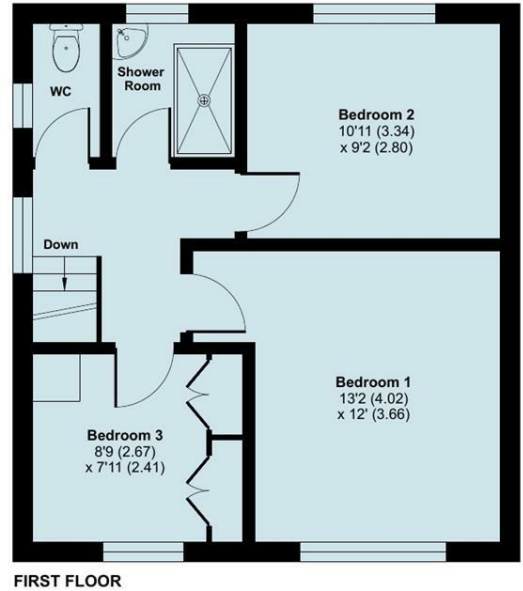
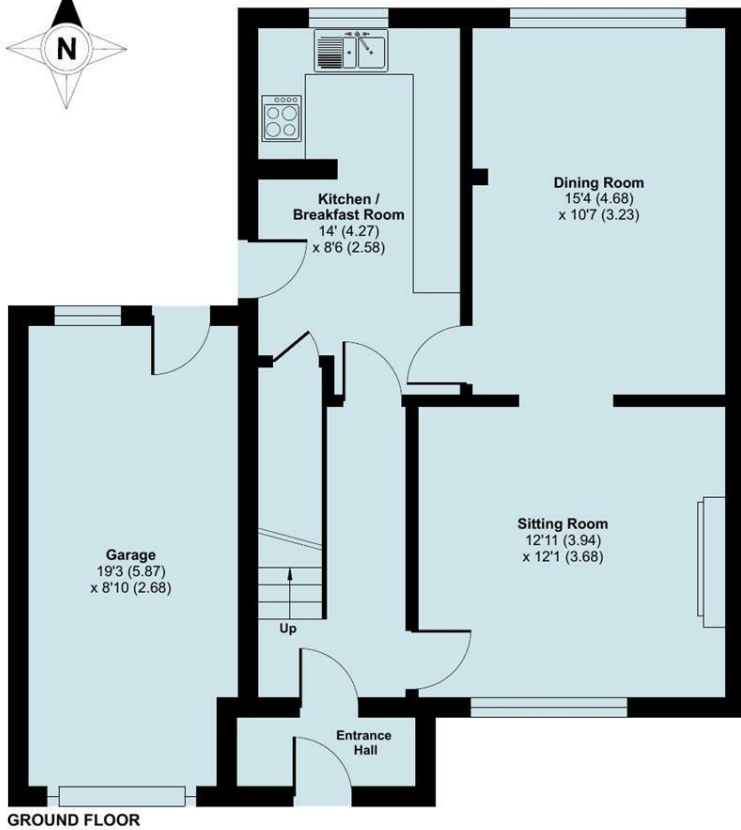
Important Information

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.

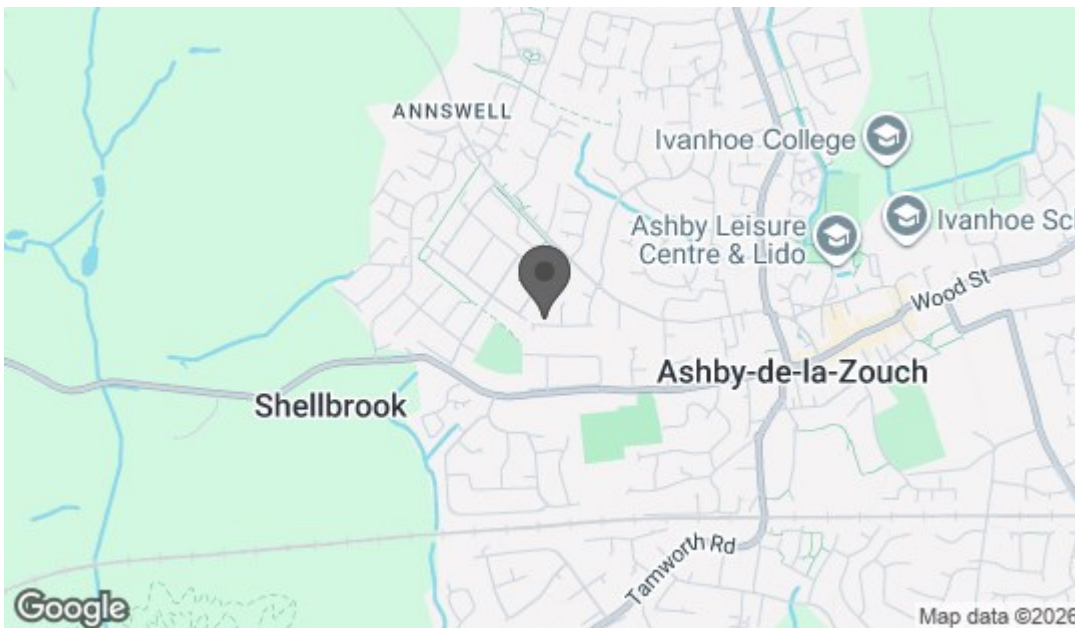


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Approximate Area = 999 sq ft / 92.8 sq m
 Garage = 166 sq ft / 15.4 sq m
 Total = 1165 sq ft / 108.2 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2025. Produced for Howkins & Harrison. REF: 1267304



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			80
(55-68) D			
(39-54) E		52	
(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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Not environmentally friendly - higher CO ₂ emissions			
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