



78, Drew Court, Ashby-De-La-Zouch, Leicestershire, LE65 2JA

HOWKINS &  
HARRISON

78, Drew Court,  
Ashby-De-La-Zouch,  
Leicestershire, LE65 2JA

Guide Price: £240,000

Situated within a modern and well-regarded residential development on the edge of Ashby-de-la-Zouch, this attractive three-bedroom mid-town house offers stylish and well-maintained accommodation arranged over two floors, ideal for first-time buyers, young families or investors alike.

The property enjoys a spacious living room, fitted kitchen, downstairs cloakroom and three well-proportioned bedrooms served by a family bathroom, together with useful storage throughout.

Externally, the home benefits from an enclosed low-maintenance rear garden and allocated parking to the rear, whilst occupying a convenient position within easy reach of Ashby town centre, local schooling and excellent commuter links via the A42/M42 network.





## Location

Conveniently positioned within a popular residential development on the edge of Ashby-de-la-Zouch town centre, Drew Court enjoys excellent access to a wide range of amenities and transport links. The historic market town centre is within easy walking distance and offers an excellent selection of shops, cafés, restaurants and everyday facilities, together with highly regarded schooling including Ashby School and Ivanhoe College. For commuters, the property is ideally placed for swift access to the A42/M42 motorway network, connecting to Birmingham, Nottingham, Leicester and the M1 corridor, while East Midlands Airport is approximately 11 miles away. Mainline rail services are available from nearby Burton upon Trent, Tamworth and East Midlands Parkway stations, providing convenient links to London and other major cities.



## Accommodation Details

A composite entrance door opens into a welcoming entrance hall with staircase rising to the first floor, useful understairs storage and access to a convenient ground floor cloakroom/WC. Positioned to the front elevation is the fitted kitchen, appointed with a range of contemporary wall and base units with integrated oven and hob together with ample work surface space and room for additional appliances.

To the rear of the property is a generously proportioned living room, enjoying excellent natural light and providing ample space for both seating and dining furniture. French doors open directly onto the rear garden, creating an ideal layout for both everyday living and entertaining.

To the first floor, the landing gives access to three bedrooms and the family bathroom. Bedroom One is a comfortable double room overlooking the rear aspect, whilst Bedroom Two is a further well-proportioned double room positioned to the front elevation. Bedroom Three provides an ideal nursery, home office or single bedroom. The accommodation is served by a modern family bathroom fitted with a white three-piece suite comprising panel bath with shower over, wash hand basin and WC.

## Outside

Outside, the property benefits from an enclosed low-maintenance rear garden, predominantly gravelled for ease of upkeep with fenced boundaries and gated rear access leading directly to the allocated parking area. To the front, the property enjoys a foregarden setting within this established modern development.

## 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.

## Features

- Modern three-bedroom mid-town house
- Popular Ashby-de-la-Zouch residential development
- Spacious living room with natural light
- Fitted kitchen with practical layout
- Downstairs cloakroom and useful storage
- Three well-proportioned first floor bedrooms
- Enclosed low-maintenance rear garden
- Allocated parking to rear aspect
- Walking distance to town centre amenities
- Excellent A42 and M42 commuter links



## 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, gas and electricity are connected to the property. The central heating gas fired and broadband is connected to this property.

## Local Authority

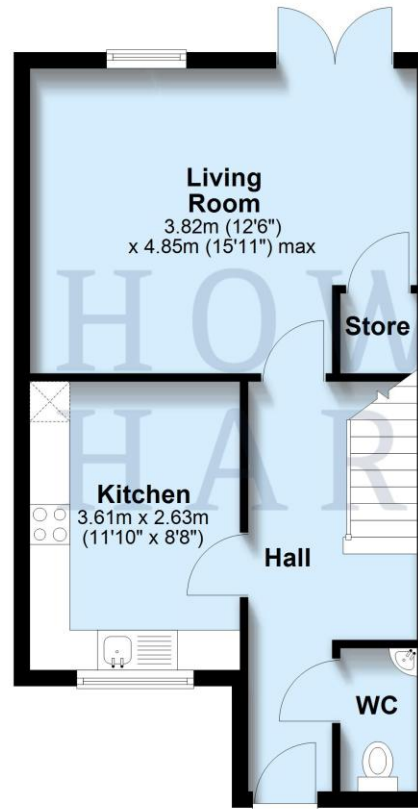
North West Leicestershire District Council - [Tel:01530-454545](tel:01530-454545)

## Council Tax Band - B

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	84 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

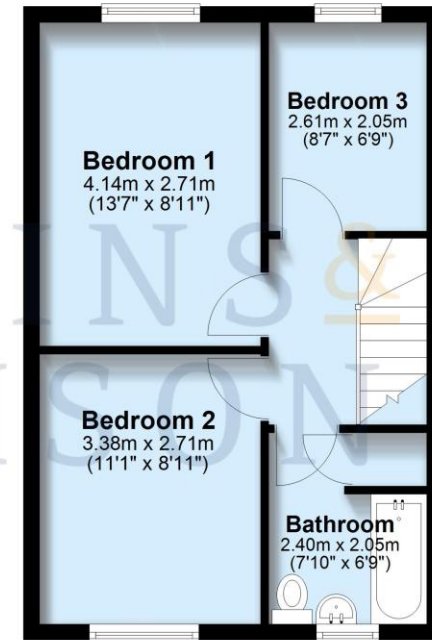
## Ground Floor

Approx. 39.7 sq. metres (427.9 sq. feet)



## First Floor

Approx. 36.3 sq. metres (391.0 sq. feet)



Total area: approx. 76.1 sq. metres (818.8 sq. feet)

## 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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