



4 Cottage Row, Range Road, Ashby-De-La-Zouch, LE65 1EN

HOWKINS &
HARRISON

4 Cottage Row,
Range Road,
Ashby-De-La-Zouch, LE65 1EN

Offers in excess of: £350,000

Situated in a prime location and within easy walking distance of Ashby town centre, this semi-detached property built by renowned local builders 'Lychgate Homes' has been finished to an immaculate standard throughout and must be viewed in person to be truly appreciated.

Benefitting from just under 1100sqft of living accommodation arranged over three floors, in brief comprising:- a cosy front reception lounge, open plan modern kitchen/dining room with bi-folding doors and skylight windows alongside a utility room and cloakroom WC. To the first floor you will find two of the three bedrooms and a re-fitted family bathroom, whilst on the second floor is a super size main bedroom with an en-suite shower room.

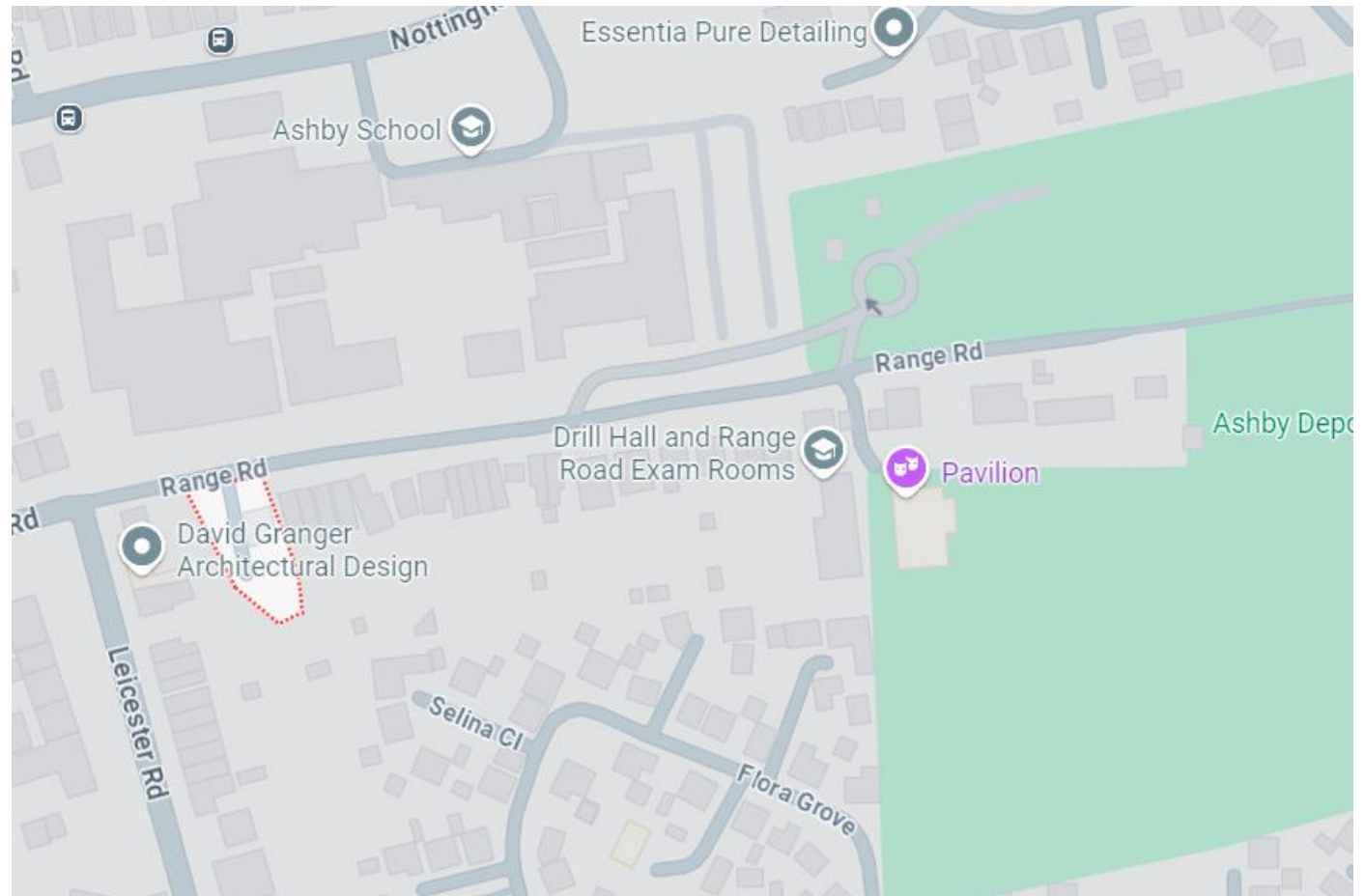
Externally a front driveway provides off road parking for two vehicles and there is a well presented, enclosed south facing rear garden with patio.



Location

The historic market town of Ashby de la Zouch has links back to Roman times. Historically the town was dominated by the 12th century manor house, eventually becoming a 15th century castle belonging to the Hastings family. Today this is a thriving community on the north side of the A42 dual carriageway, with excellent road links south-west via the M42 to Birmingham and Birmingham International Airport, or north-east to the M1 motorway corridor with East Midlands conurbations beyond and Nottingham East Midlands Airport at Castle Donington.

The town boasts high street brand shops, many independent traders, boutiques and coffee shops. Located adjacent to primary access links further amenities include supermarkets including M & S Simply Food. Popular schooling includes five primary schools, secondaries include Ivanhoe School and, Ashby School with associated sixth form.



Accommodation Details - Ground Floor

Across the ground floor living accommodation the property offers an abundance of living space, to the front a generously sized reception lounge whilst to the rear an open plan dining/kitchen that has been completed to an exceptional standard and incorporates a selection of integrated appliances including dishwasher and Smeg oven, storage, and has bi-folding doors leading outside to the patio and gardens. To complete there's also a separate utility area WC.

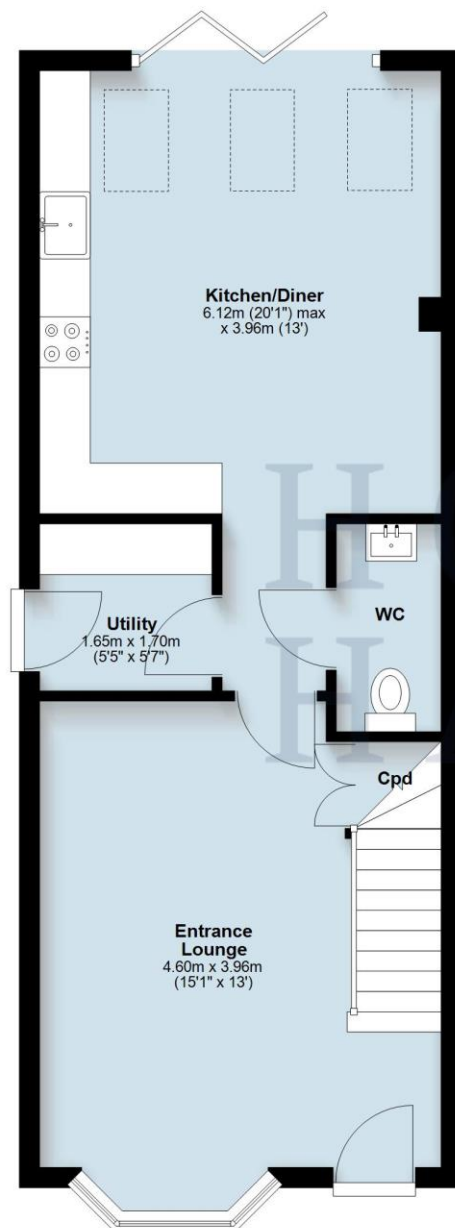
First & Second Floors

The staircase rises from within the main reception lounge and leads onto the first floor landing where two of three bedrooms can be found. Bedroom two is a sizeable double bedroom that overlooks the rear gardens, whilst bedroom three is a versatile bedroom that would also make an ideal home office or dressing room. A modern three piece family bathroom services both rooms.

A secondary staircase can be found at the end of the landing and leads up to the principal 16ft bedroom suite boasting its own en suite shower room.

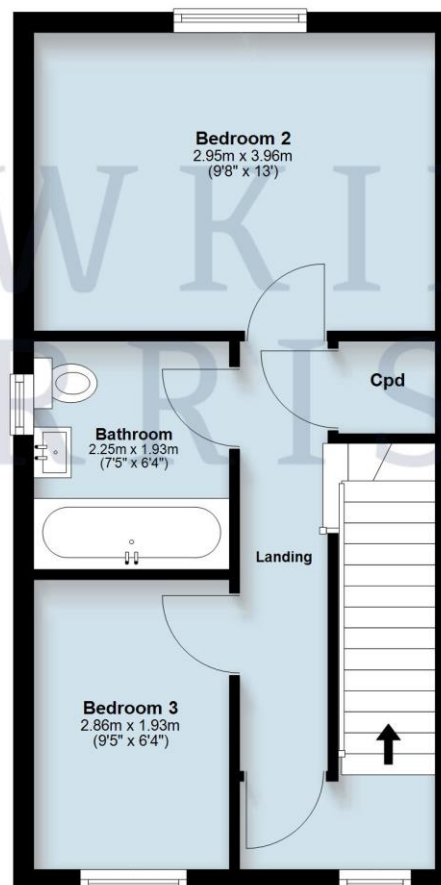
Ground Floor

Approx. 43.1 sq. metres (463.5 sq. feet)



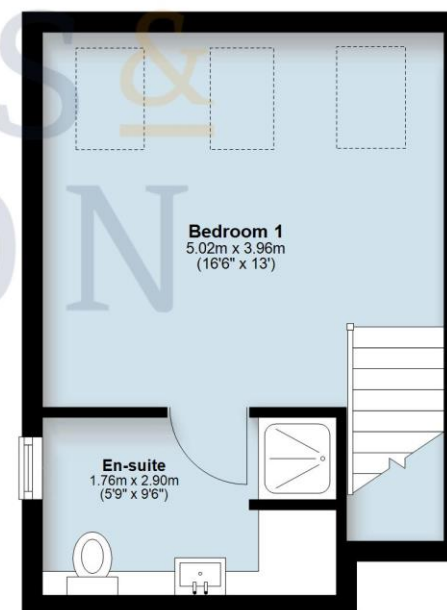
First Floor

Approx. 29.5 sq. metres (317.4 sq. feet)



Second Floor

Approx. 21.4 sq. metres (230.7 sq. feet)



Total area: approx. 94.0 sq. metres (1011.6 sq. feet)

This floorplan is for illustrative purposes only and is not to scale. Measurements of rooms, doors, windows and other items are approximate, no responsibility is taken for errors, omission or mis-statement. Item icons such as bathroom suites, sinks are representations only and may not look like the real items.



Outside

Outside the property benefits from private off road parking to the front for up to two vehicles. Gated access to the side leads into a private, south facing rear garden having been landscaped to create an ideal space for outdoor entertaining and is seamlessly integrated with the internal accommodation with a set of bi-folding doors.

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. We are advised that this home was constructed in 2019 and has 4 years builders warranty remaining.

Features

- Immaculately presented semi-detached home
- Three storey generous accommodation
- Walking distance to Ashby town centre
- Excellent commuter links and schools are close by
- Living kitchen/dining with bi-folding doors
- Superb bay fronted reception lounge
- Three bedrooms and family bathroom
- Principal bedroom with en suite shower room
- South facing landscaped garden
- Private off road parking





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 - D

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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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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