



10 Highgate, Ashby de la Zouch, Leicestershire, LE65 2SG

HOWKINS &
HARRISON

10 Highgate,
Ashby de la Zouch,
Leicestershire, LE65 2SG

Asking Price: £395,000

An attractive four-bedroom detached family home offering approximately 1313 sqft. of well-proportioned accommodation, beautifully maintained and presented throughout, making it an ideal home to move straight into.

Set behind a generous block-paved driveway with integral garage, the ground floor includes a bay-fronted living room together with an impressive kitchen/diner extending across the rear, complemented by a separate utility room and WC. Upstairs are four bedrooms, including a principal bedroom with en-suite, alongside the family bathroom.

Outside, the property enjoys a particularly appealing enclosed rear garden with a large lawn, paved entertaining areas, pergola-covered seating and established planting, creating an excellent space for both family use and outdoor entertaining.



Location

Situated in a popular residential area on the northern side of Ashby-de-la-Zouch, 10 Highgate is well placed for access to the town centre and its range of independent shops, cafés, restaurants and everyday amenities. Local schooling is also conveniently placed, with Ashby Hastings Primary School approximately 0.2 miles away and Ivanhoe School around 0.6 miles away. A Co-op food store is also within approximately 0.3 miles. Ashby-de-la-Zouch offers excellent access to the wider road network, including the A42/M42 corridor, making the property well positioned for commuting towards Burton upon Trent, Derby, Leicester and Birmingham. Burton-on-Trent railway station is approximately 7.6 miles away, while East Midlands Airport is around 8.1 miles from the property.

Travel Distances

Ashby-de-la-Zouch town centre – 1 mile
Ashby Hastings Primary School – 0.2 miles
Ivanhoe School – 0.6 miles
Swadlincote – 3.5 miles
Burton upon Trent Railway Station – 7.6 miles
East Midlands Airport – 8.1 miles
Derby – 13 miles
Leicester – 18 miles



Accommodation Details - Ground Floor

The front door opens into the entrance hall, with stairs rising to the first floor and access into the bay-fronted living room. To the rear, the accommodation opens into a spacious kitchen/diner extending across the width of the property, with French doors leading onto the garden. A separate utility room and ground floor WC sit off the kitchen area.

The first floor provides four bedrooms, all benefiting from built-in wardrobes or useful storage cupboards. The principal bedroom also has an en-suite shower room, while the remaining bedrooms are served by the family bathroom.

Outside

Externally the property has a broad block-paved driveway providing off-road parking and access to the integral garage. To the rear is an enclosed landscaped garden with a paved seating area, lawn, established planting and a further covered seating area towards the far end.





Tenure & Possession

T 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

- Four-bedroom detached family home
- Popular Ashby-de-la-Zouch residential location
- Approximately 1,313 sq. ft. accommodation
- Spacious rear kitchen and dining room
- Separate bay-fronted living room
- Principal bedroom with en-suite
- Integral garage and generous driveway
- Landscaped garden with entertaining areas





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.

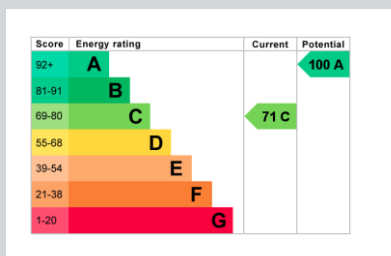
Services

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.

Local Authority

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

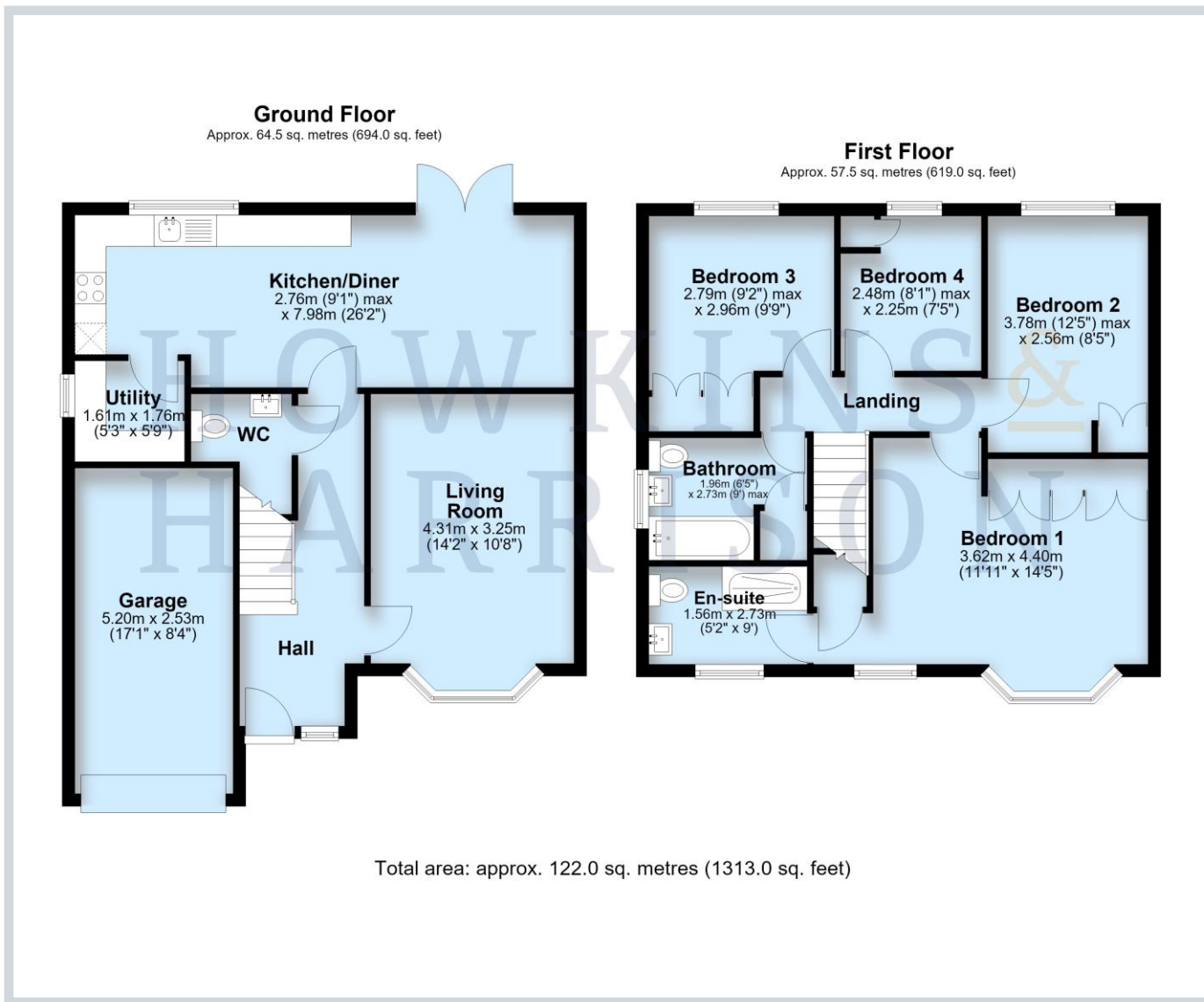
Council Tax – Band D



Howkins & Harrison

58 Market Street, Ashby de la Zouch,
Leicestershire LE65 1AN

Telephone 01530 410930
Email ashbyproperty@howkinsandharrison.co.uk
Web howkinsandharrison.co.uk
Facebook HowkinsandHarrison
Twitter HowkinsLLP
Instagram HowkinsLLP



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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