



15, Malvern Crescent Ashby-De-La-Zouch, LE65 2JZ

HOWKINS &
HARRISON

15, Malvern Crescent,
Ashby-De-La-Zouch,
Leicestershire, LE65 2JZ

Guide Price: £270,000

A well-presented three-bedroom semi-detached home offering bright and versatile living space throughout. T

he property features a generous living room, separate dining area and a modern fitted kitchen, all complemented by a spacious conservatory overlooking the rear garden, ideal for both everyday living and entertaining. To the first floor, there are three well-proportioned bedrooms and a family bathroom, providing comfortable accommodation for families or those looking to upsize.

Externally, the property benefits from a private rear garden with patio and lawn, along with a gravelled frontage offering ample off-road parking.

Situated in a popular residential location, this home combines a practical layout with attractive outdoor space, making it an excellent opportunity for a range of buyers.





Location

Ashby-de-la-Zouch is a highly regarded and historic market town, offering an excellent blend of character, convenience and amenities. The property is situated within a popular residential area, providing easy access to the town centre where a wide range of independent shops, supermarkets, cafés, restaurants and leisure facilities can be found. The town is particularly well served for schooling, with a selection of highly regarded primary and secondary schools, making it a popular choice for families. In addition, the surrounding countryside and nearby National Forest provide a wealth of outdoor and recreational opportunities. Ashby-de-la-Zouch is ideally positioned for commuters, benefitting from excellent road links to the A42 and M42, which in turn provide straightforward access to Leicester, Derby, Nottingham and Birmingham. East Midlands Airport is also within easy reach, enhancing the area's appeal for both regional and national travel.

Travel Distances

Swadlincote – 3 miles

Burton upon Trent – 8 miles

Derby – 15 miles

Leicester – 17 miles

East Midlands Airport – 9 miles



Accommodation Details – Ground Floor

Entering through the front door, you are welcomed into a hallway with access to the main living accommodation. To the front of the property sits a spacious and light-filled living room, featuring a charming fireplace and large window overlooking the front aspect, creating a warm and inviting space to relax. Moving through, the layout opens into a separate dining room, ideal for family meals and entertaining, with a natural flow through to the rear of the property. From here, you step into the bright conservatory, which provides an additional reception area and enjoys pleasant views over the garden, with direct access outside.

The kitchen is positioned just off the dining room and is fitted with a range of modern units, worktops and integrated cooking space, offering a practical and well-arranged layout.

First Floor

The staircase rises from the dining kitchen to the first floor landing, where there are three well-proportioned bedrooms. The principal bedroom is a generous double, accompanied by a further double bedroom and a good-sized third room, ideal as a child's bedroom, home office or guest space. These are served by a contemporary family bathroom fitted with a bath, wash basin and WC.

Outside

Externally, the rear garden is mainly laid to lawn with a patio seating area, providing an ideal space for outdoor dining and relaxation. To the front, the property benefits from a gravelled driveway offering ample off-road parking.

Features

- Well-presented semi-detached family home
- Spacious dual-aspect living room with feature fireplace
- Separate dining room leading into conservatory
- Modern fitted kitchen with stylish units and worktops
- Conservatory providing additional reception space
- Ample off-road parking to the front

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.



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 the property benefits from mains water, drainage, gas and electricity, which are connected to the property. The central heating is gas fired and broadband is available.

Local Authority

North Warwickshire Borough Council - [Tel:01827-715341](tel:01827-715341)

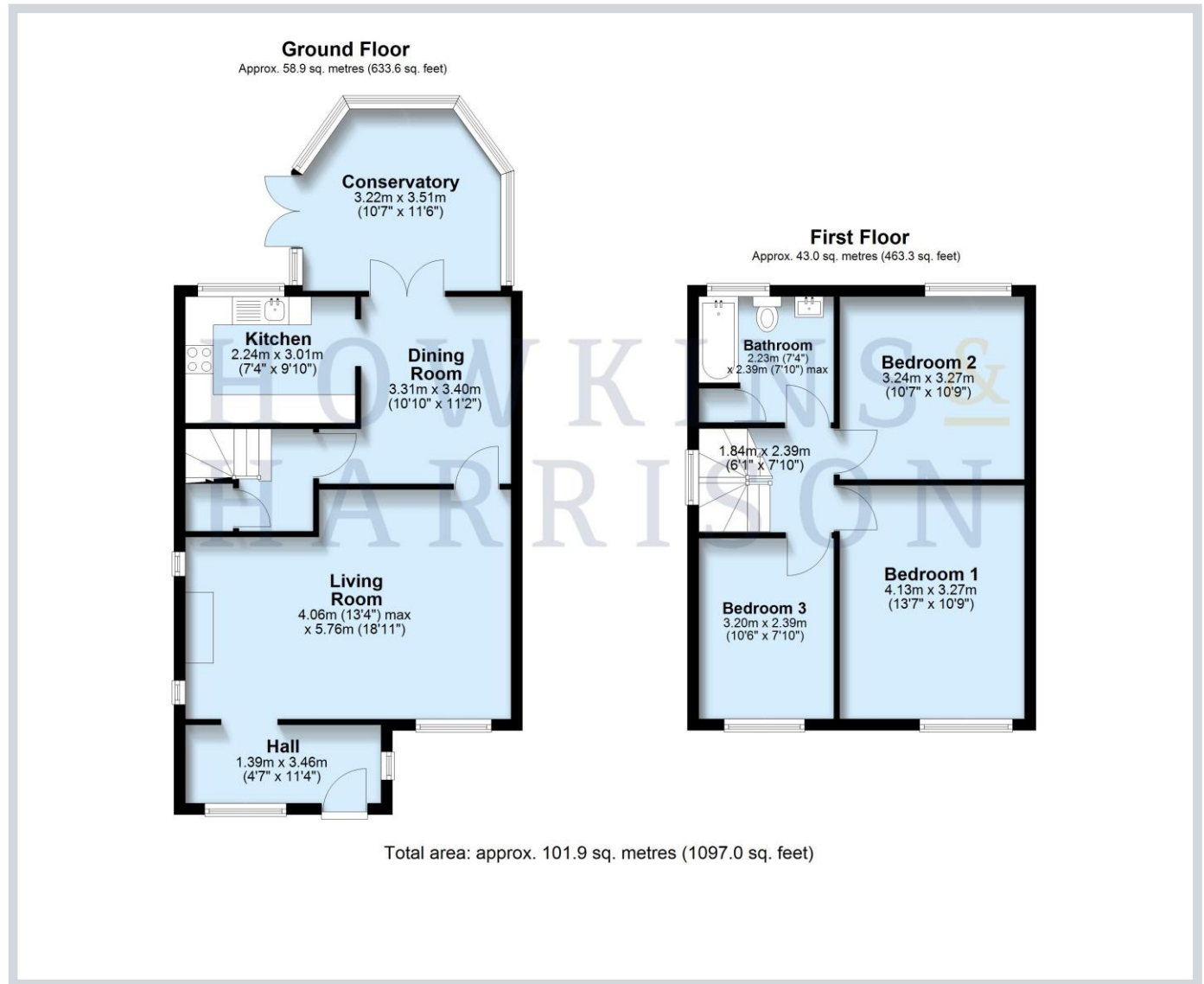
Council Tax Band - C

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

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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