

174, Marlborough Way, Ashby-De-La-Zouch, Leicestershire, LE65 2QH

HOWKINS & HARRISON

174, Marlborough Way,
Ashby-De-La-Zouch,
Leicestershire, LE65 2QH

Guide Price: £240,000

An ideal starter home or investment purchase, this well proportioned two bedroom semi-detached property extends to approximately 744 sq ft of accommodation and is situated within a popular residential area, within walking distance of the town centre.

The accommodation briefly comprises porch, generous 14ft living room with staircase rising to the first floor, and a full-width kitchen/diner to the rear with door opening onto the garden. To the first floor are a landing, two bedrooms and a shower room.

Externally the property benefits from a lawned frontage and an enclosed rear garden with patio seating area and pergola. Off street parking and a garage is accessed from the rear.







Location

Marlborough Way is situated within a popular and well-established residential area of Ashby-de-la-Zouch, a highly regarded market town on the edge of the National Forest. The property enjoys convenient access to the town centre, which offers a wide range of independent shops, cafés, restaurants and everyday amenities, together with the historic Ashby Castle. Well respected schooling is available locally including Ashby School and Ivanhoe College, making the area particularly attractive to families. Excellent road links via the A42 and M42 provide straightforward commuting to Leicester, Derby, Birmingham and beyond.

Travel Distances

Ashby town centre – 0.8 miles
Swadlincote – 5 miles
East Midlands Airport – 9 miles
Derby – 15 miles
Leicester – 18 miles
Birmingham – 30 miles









Accommodation Details – Ground Floor

The property is approached via a pathway leading to the enclosed porch, providing a practical entrance space before stepping into the main accommodation. You enter directly into the living room, a well proportioned reception room positioned to the front elevation. A large front window allows an excellent degree of natural light to flood the space, The open plan staircase rises to the first floor. To the rear lies the kitchen/diner, extending across the full width of the property. The kitchen is fitted with a range of wall and base units with work surfaces over, incorporating an inset sink and drainer, built-in oven with hob and space for additional appliances. There is ample room for a dining table, and a rear door opens directly onto the garden.

First Floor

To the first floor, the landing provides access to all rooms and benefits from a useful built-in storage cupboard. Bedroom 1one is positioned to the front elevation and is a comfortable double room, benefiting from a built-in wardrobe cupboard. Bedroom two is situated to the rear and also features a built-in wardrobe cupboard. This room enjoys a pleasant outlook and lends itself equally well to use as a bedroom, nursery or home office. Completing the accommodation is the shower room, fitted with a modern three piece suite comprising shower enclosure, wash hand basin set within a vanity unit and WC.

Outside

Externally, the rear garden is fully enclosed and designed for ease of maintenance. Immediately to the rear is a paved patio area with timber pergola above, ideal for seating. Beyond this is a lawned section bordered by gravelled areas, creating a practical yet attractive outdoor space. Gated side access adds further convenience, while the lawned frontage enhances kerb appeal. Accessed from the rear is a garage within a block and off street 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 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 but not currently connected to the property.

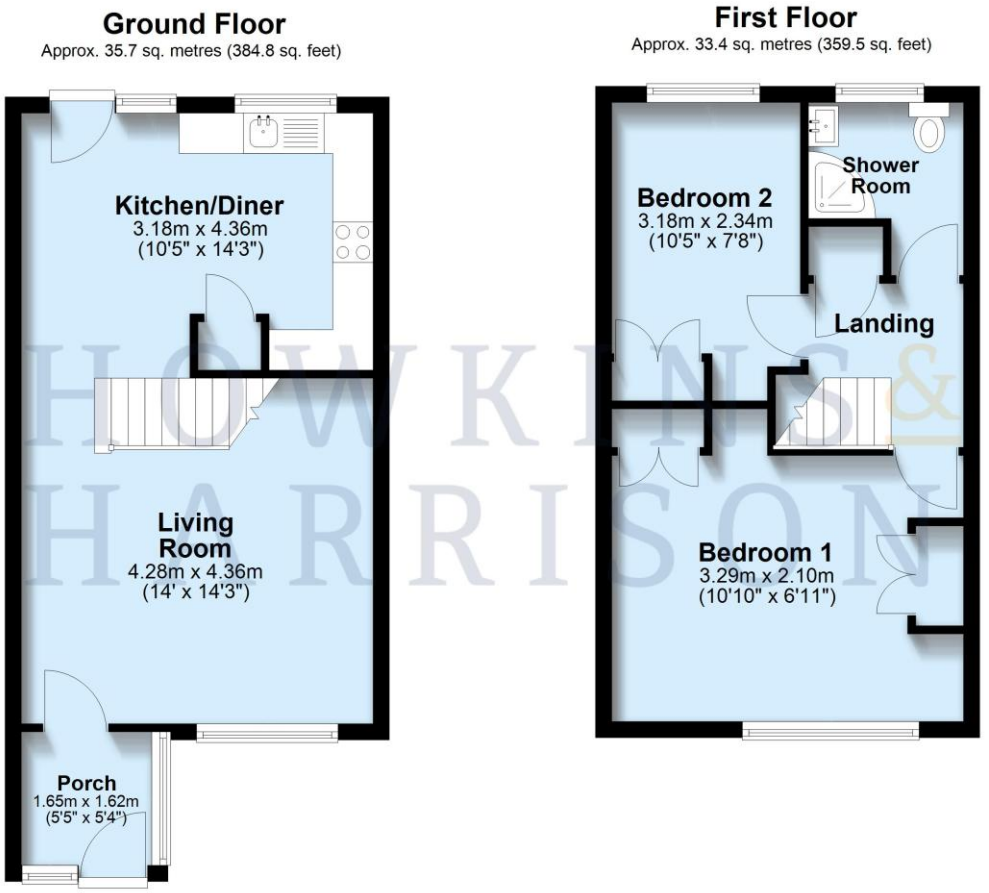
Local Authority

North West Leicestershire District Council - Tel:01530-454545

Council Tax Band - B

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AWAITING EPC



Total area: approx. 69.1 sq. metres (744.3 sq. feet)

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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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