



26, Churchill Close, Ashby de La Zouch, Leicestershire, LE65 2LR

HOWKINS &
HARRISON

26, Churchill Close,
Ashby-de-La-Zouch,
Leicestershire, LE65 2LR

Asking Price: £425,000

An extended and well-presented detached dormer bungalow, fully renovated and refurbished in 2021 by the current owners, occupying a pleasant position within a well-regarded residential area.

The property provides flexible and well-proportioned accommodation extending to 1902 sqft over two floors, briefly comprising a living room, dining area with adjoining utility, fitted kitchen and a useful study/office, together with two ground-floor bedrooms, a further reception room/study, a family bathroom and en suite facilities to bedroom two. To the first floor is a generous principal bedroom suite with en suite and useful loft storage.

Externally, the property benefits from a block-paved driveway providing ample off-road parking for multiple vehicles. To the rear, there is a private and enclosed garden, predominantly laid to lawn with a patio area, offering a good degree of privacy.

Offered for sale with no upward chain.





Location

The property is situated within a well-regarded residential cul-de-sac in the popular market town of Ashby-de-la-Zouch, a popular and historic market town in the heart of the National Forest. The town offers a wide range of shops, cafés, restaurants and supermarkets, together with leisure facilities and schooling including Ashby School and Ivanhoe College. The impressive ruins of Ashby de la Zouch Castle remain a focal point of the town's rich heritage. 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. Excellent road links are available via the A42 and M42, connecting to the M1 and M69, making the location ideal for commuters.

Travel Distances

Burton upon Trent – approx. 9 miles
Loughborough – approx. 12 miles
Leicester – approx. 17 miles
Nottingham – approx. 22 miles
Birmingham – approx. 30 miles
East Midlands Airport – approx. 10 miles



Accommodation Details – Ground Floor

Entering the property through the front door, the entrance hall provides access to the principal ground floor accommodation and stairs rising to the first floor. To the front of the property is the living room, a well-proportioned and light-filled reception room with a large window overlooking the front aspect. The fitted kitchen is positioned to the side of the property and features a comprehensive range of modern wall and base units, integrated appliances and ample work surface space, with a window to the side elevation. The kitchen leads through to a rear dining space, with French doors opening directly onto the garden. A separate utility room is positioned off this area, providing additional storage and appliance space. Also accessed from the hallway is a useful study/office, offering flexibility for home working or alternative uses. The ground floor further comprises three bedrooms. Bedroom two is a generous double room positioned to the rear and benefits from its own en suite shower room. Bedroom three is another well-proportioned double bedroom, whilst the office

offers versatility and could be used as a fifth bedroom if required. A modern family bathroom serves the remaining ground floor accommodation. The layout of the property lends itself to reconfiguration, offering potential to create larger, more spacious rooms if desired, subject to any necessary consents.

First Floor

To the first floor, the accommodation is centred around a landing, also utilised as a dressing and seating area, with access to useful eaves storage. The principal bedroom suite occupies this level, providing a spacious double bedroom with two doors leading to further loft storage, a large en suite, and skylight windows allowing for good levels of natural light.

Outside

Externally, the property benefits from a block-paved driveway providing ample off-road parking for multiple vehicles and a low maintenance for-garden. To the rear, there is a private and enclosed garden, predominantly laid to lawn with a patio area, offering a good degree of privacy.

Additional Information

The property was extensively renovated and refurbished in 2021 by the current owners, including the installation of a new roof and replacement windows. Currently configured as a three-bedroom home, the versatile layout offers excellent potential to be adapted to provide a fourth bedroom, if required.

Tenure & Possession

The property is freehold with vacant possession being given on completion.

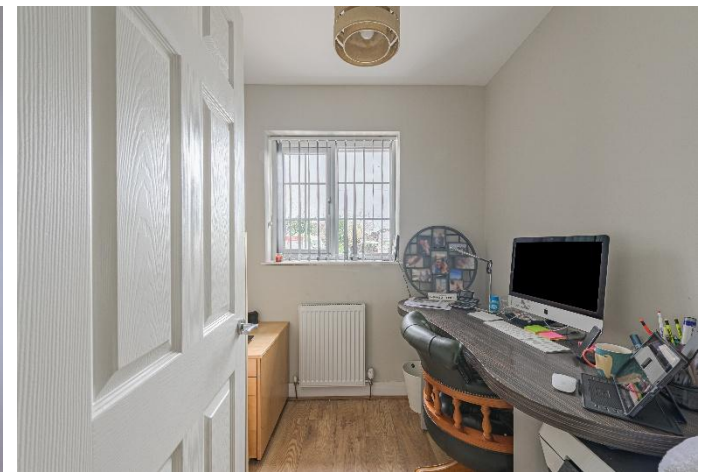
Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.



Features

- Extended detached dormer bungalow
- Close to Ashby town centre and amenities
- Versatile layout lending itself easily to re-configuration
- Spacious living room and separate dining area
- Three/four bedrooms over two floors
- Easy access to local road and commuter links
- Generous block-paved driveway providing ample parking
- No upward chain



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.

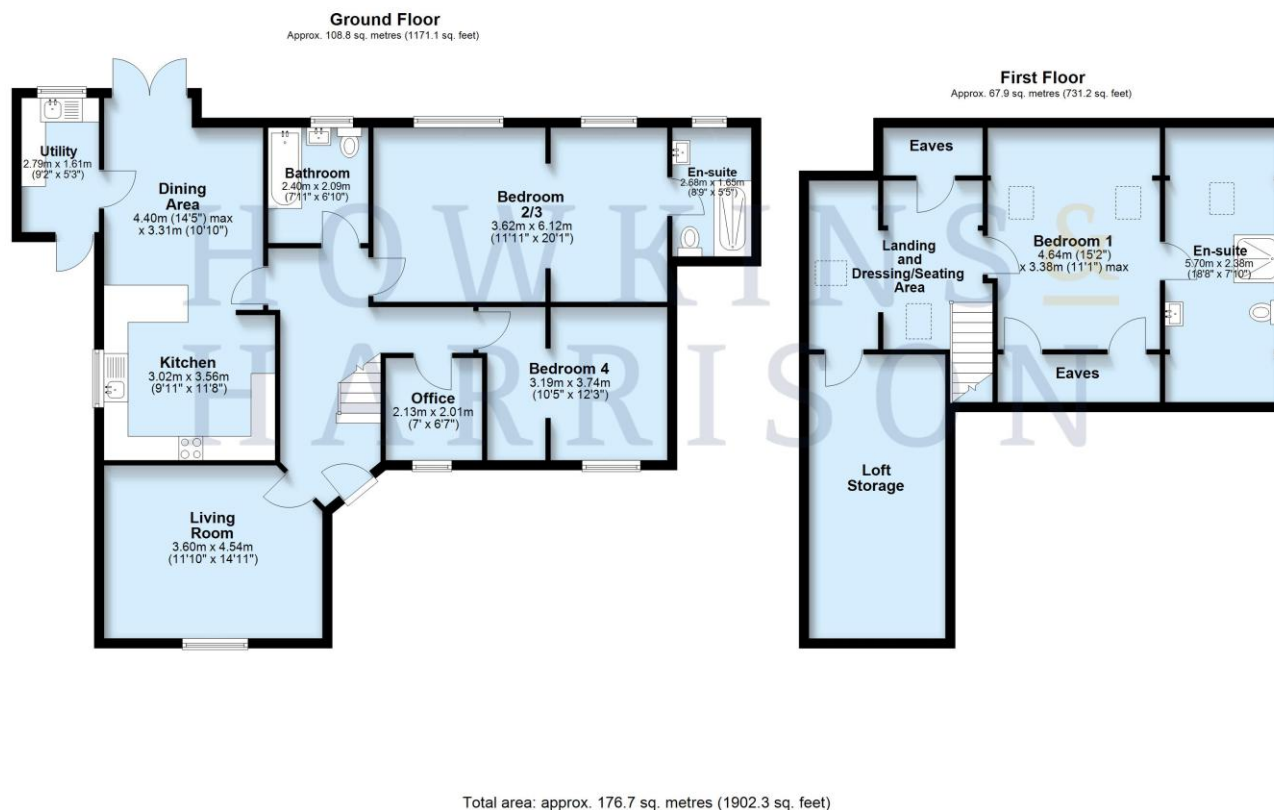
Local Authority

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

Council Tax Band - D

**HOWKINS &
HARRISON**

AWAITING EPC



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



rightmove
find your happy



This document is made from fully recyclable materials.
We are working on ways to move all of our products to recyclable solutions.

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.