



66, Flora Grove Ashby-De-La-Zouch, Leicestershire, LE65 1FG

HOWKINS &
HARRISON

66, Flora Grove,
Ashby-De-La-Zouch,
Leicestershire, LE65 1FG

Guide Price: £395,000

Offered for sale with no upward chain, a well-proportioned four-bedroom detached family home, pleasantly positioned within the popular Hastings Park development by David Wilson Homes. Extending to 1,437 sqft, the accommodation comprises an entrance hall, generous living room, fitted kitchen, separate dining room and ground floor WC, with four bedrooms to the first floor, including a principal bedroom with en-suite, together with a family bathroom. Outside, the property benefits from a private driveway, detached garage and an enclosed rear garden with paved seating areas and mature planting. Within easy reach of the town centre, amenities and commuter links.

Features

- Four-bedroom detached family home
- Popular David Wilson Hastings Park development
- Approximately 1,437 sqft of accommodation
- Generous living room and separate dining room
- Principal bedroom with en-suite
- Enclosed garden with mature planting
- Excellent location close to amenities
- No upward chain





Location

Occupying an attractive position within the popular Hastings Park development by David Wilson Homes, Flora Grove is ideally placed on the edge of the historic market town of Ashby-de-la-Zouch. The property offers convenient access to the town centre, where a wide range of independent shops, cafés, restaurants, supermarkets and everyday amenities can be found, together with well-regarded local schooling and leisure facilities. The location is particularly well suited to commuters, with straightforward access to the A42 and wider Midlands motorway network, providing excellent connections towards Burton upon Trent, Derby, Leicester, Nottingham and Birmingham. East Midlands Airport is also within easy reach.

Travel Distances

A42 – 2 miles

Swadlincote – 4 miles

Burton upon Trent – 10 miles

East Midlands Airport – around 10 miles

Loughborough – 11 miles

Derby – 15 miles

Leicester – 18 miles

Birmingham – 30 miles



Accommodation Details

The property is entered via the front door into a welcoming entrance hall, with stairs rising to the first floor and access to the principal ground floor rooms. The living room is a particularly generous reception space, extending to over 21ft in length, with a bay window to the front, feature fireplace and French doors opening directly onto the rear garden. The kitchen is fitted with a range of modern white wall and base units with complementary work surfaces, inset sink, tiled splashbacks and a range of appliances which are included in the sale. There is ample room for a breakfast table, while French doors provide a pleasant outlook and direct access to the garden. A separate dining room provides a dedicated space for formal or family dining and features a front-facing bay window. Completing the ground floor is a useful cloakroom/WC positioned off the hall.

First floor

The first-floor landing provides access to four bedrooms and the family bathroom. The principal bedroom is a generous double room with fitted wardrobes and the benefit of a private en-suite shower room. There are two further well-proportioned double bedrooms, also featuring fitted wardrobes, together with a fourth bedroom which would suit use as a child's room, guest room or home office.

Outside

Externally, the property is approached via a private driveway providing off-road parking and access to the detached garage. The garage offers useful parking and storage space, with pedestrian access positioned close to the rear garden.

To the rear is an enclosed garden arranged with paved seating areas, established borders and mature planting, creating a private and attractive outdoor space. A timber pergola adds further character to the principal seating area, while a garden shed provides additional storage. The garden is enclosed by a combination of brick walling, fencing and mature greenery.

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.



Strictly by prior appointment via the agents Howkins & Harrison on 01530 410930 Option 1

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.

None of the services have been tested. We are advised that the property benefits from mains water, drainage gas and electricity are connected to the property. The central heating is gas fired and broadband is available but not connected.

North West Leicestershire District Council - Tel:01530-454545

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	77 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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