

85, Spring Avenue Ashby-de-la-Zouch, Leicestershire, LE65 2RL

HOWKINS & HARRISON

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Asking Price: £650,000

An impressive and beautifully presented five-bedroom, three-storey detached family home, constructed by Davidsons Homes and situated within the highly regarded Ashby Gardens development. Offering spacious and versatile accommodation extending to 2,075 sqft. including garage, the property features a generous living room, impressive kitchen/diner, separate utility, dedicated home office, five well-proportioned bedrooms and three bath/shower rooms. Externally, the property benefits from ample off-road parking, a detached double garage and a beautifully landscaped, low-maintenance rear garden. An excellent family home combining traditional architectural styling with modern living, conveniently located for local amenities, schooling and commuter links.

Features

- Built by renowned developers Davidsons Homes In 2020
- Spacious living room and impressive kitchen/diner
- Detached double garage and ample driveway parking
- Conveniently located for local shops and amenities
- Excellent access to major commuter road links







Location

Spring Avenue is conveniently positioned within Ashby-de-la-Zouch, an attractive and well-served market town offering an excellent range of everyday amenities, independent shops, cafés, restaurants, leisure facilities and schooling. The property is well placed for access into the town centre, whilst also enjoying convenient links to the surrounding road network. Ashby-de-la-Zouch lies close to the A42/M42 corridor, making the location particularly convenient for commuters travelling throughout the East and West Midlands. East Midlands Airport is approximately 10 miles away, whilst Burton-on-Trent provides one of the nearest mainline railway stations. The surrounding area also offers excellent access to the National Forest, with a variety of countryside walks, cycling routes and leisure attractions nearby.

Travel Distances

A42 – 2 miles
Swadlincote – 4 miles
East Midlands Airport – 10 miles
Burton-on-Trent – 10 miles
Derby – 18 miles
Leicester – 17 miles
Nottingham – 20 miles
Birmingham – 28 miles



Accommodation Details – Ground Floor

The front entrance door opens into a welcoming hallway with attractive herringbone-style flooring, decorative wall panelling and a staircase rising to the first floor. To the right is a dedicated home office, providing an ideal space for home working, whilst to the left is the spacious living room, featuring an impressive bespoke media wall with recessed shelving, fitted cabinetry and a contemporary fireplace. A bay window to the rear provides plenty of natural light, with French doors opening onto the garden.

Continuing along the hallway, there is a useful understairs storage cupboard and a ground floor WC, before reaching the impressive kitchen/diner at the rear of the property. This beautifully appointed space features a range of contemporary high-gloss grey wall and base units, contrasting work surfaces, integrated appliances and a gas hob with extractor above. Two rooflights allow additional natural light into the room, whilst French doors provide direct access to the rear garden. Completing the ground floor accommodation is a separate utility room with matching fitted units, a sink, space for laundry appliances and an external door to the side of the property.















Upper Floors

The staircase rises to the first-floor landing, providing access to three bedrooms, the family bathroom and a useful storage cupboard, with a further staircase leading to the second floor. Bedroom one is a spacious double room with a separate dressing area featuring an extensive range of fitted wardrobes, together with an en-suite shower room comprising a shower enclosure, pedestal wash hand basin and WC. Bedroom three is another generously proportioned double room, featuring attractive decorative wall panelling, whilst bedroom five offers flexibility for family use or as an additional study. Completing the first-floor accommodation is the family bathroom, fitted with a panelled bath, wash hand basin and WC.

The staircase continues to the second-floor landing, which benefits from a rooflight providing natural light and offers additional space currently utilised as a study area. From here, there is access to two further bedrooms and a separate shower room. Bedroom two is a particularly spacious double room, featuring attractive wall panelling, fitted wardrobes and a rooflight. Bedroom four provides a further well-proportioned bedroom, suitable for a variety of uses. Completing the accommodation is a contemporary shower room, complemented by neutral wall tiling and a rooflight.

Outside

Externally, the property occupies an attractive position within the development, with a neatly maintained frontage featuring established hedging and planted borders. To the side, secure gated access opens onto a generous private driveway, providing ample off-road parking and leading to the detached double garage, which also benefits from a side pedestrian door. Further gated access leads into the enclosed rear garden, which has been thoughtfully landscaped for ease of maintenance and family enjoyment. The garden features an extensive paved patio, ideal for outdoor dining and entertaining, alongside an artificial lawn providing space for children's play. Enclosed by timber fencing and enjoying a backdrop of mature trees, the garden provides an attractive and practical outdoor space.

Agents Comment

Constructed by Davidsons Homes in 2020, this attractive three-storey family home offers approximately 2,075 sq. ft. of accommodation, including the detached double garage. The property has been further enhanced by the current owners, with a number of stylish decorative improvements, including bespoke media cabinetry, feature wall panelling and fitted wardrobes. The versatile layout, incorporating a dedicated ground-floor office and additional study space on the second-floor landing, is particularly well suited to modern family living and home working. The low-maintenance landscaped garden and generous parking arrangements further add to the property's appeal.

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.





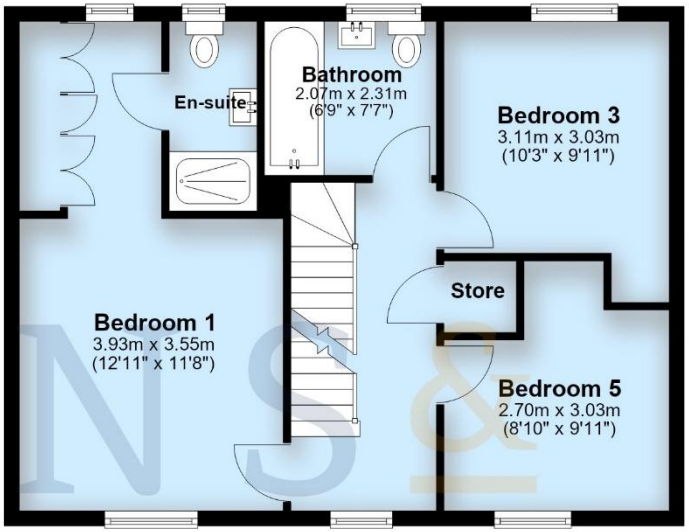




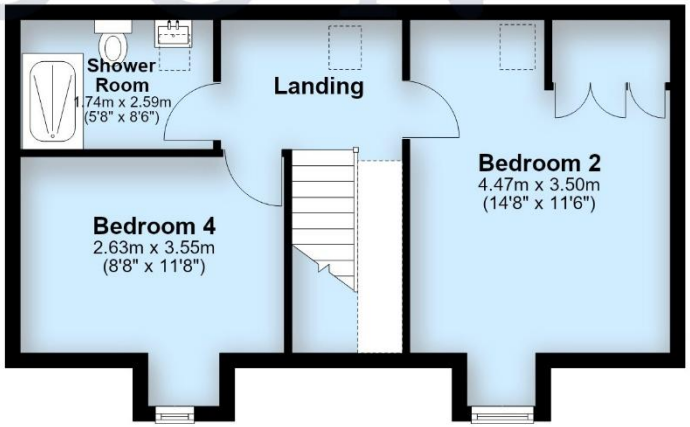
Ground Floor
Approx. 95.0 sq. metres (1022.6 sq. feet)



First Floor
Approx. 57.4 sq. metres (617.5 sq. feet)



Second Floor
Approx. 40.4 sq. metres (434.9 sq. feet)



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Total area: approx. 192.8 sq. metres (2074.9 sq. feet)

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

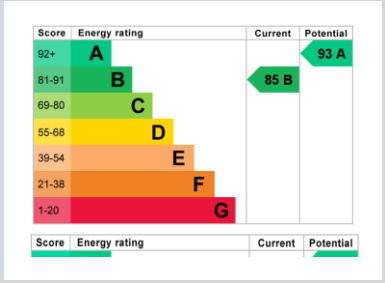
None of the services have been tested. We are advised that mains water, drainage, gas and electricity are connected to the property. The brand new central heating systems is gas fired and broadband is available.

Local Authority

North West Leicestershire District Council - Tel:01530-454545

Council Tax

Band - F





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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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