

20, Rushey Close, Ashby-De-La-Zouch, Leicestershire, LE65 2WA

HOWKINS & HARRISON

20, Rushey Close,
Ashby-De-La-Zouch,
Leicestershire, LE65 2WA

Guide Price: £280,000

Built by Bellway Homes in 2019, this beautifully presented three-bedroom semi-detached family home extends to 991 sqft and enjoys one of the most desirable positions within the popular Ashtree Gardens development. In brief comprising:- a welcoming entrance hall, spacious living room, contemporary open-plan dining kitchen, cloakroom/WC, three well-proportioned bedrooms including a principal bedroom with en-suite shower room, and a modern family bathroom.

Externally, the property benefits from a private driveway, detached garage and a beautifully maintained rear garden, whilst its front aspect enjoys attractive open countryside views. Ideally situated close to highly regarded schools, local amenities, countryside walks and excellent commuter links, this is an outstanding modern home well suited to first-time buyers, professional couples and young families.















Location

31 Rushey Close is situated within a well-established residential area on the edge of Ashby-de-la-Zouch, a popular market town offering a good range of everyday amenities including shops, supermarkets, cafés and schooling for all ages. The town has a strong community feel and a mix of independent and national retailers, together with leisure facilities and countryside walks nearby. The property is conveniently placed for access to the A42 and M42, making it a practical choice for commuters travelling towards Leicester, Derby, Nottingham and Birmingham.

Travel Distances
Coalville – 5 miles
Swadlincote – 6 miles
Burton upon Trent – 9 miles
Leicester – 18 miles
Derby – 20 miles
Nottingham – 25 miles
East Midlands Parkway – 15 miles
Tamworth Station – 16 miles
East Midlands Airport – 9 miles
Birmingham Airport – 30 miles









Accommodation Details

Entering through the front door, you are welcomed into the entrance hall with access into the cloakroom/WC. A door to the right opens into the spacious living room, a beautifully presented reception space enjoying an attractive front-facing outlook across open countryside. Finished in neutral tones, the room benefits from excellent natural light and features an open-plan staircase rising to the first floor. A door at the rear leads into the contemporary kitchen/dining room, which extends across the full width of the property. Fitted with a comprehensive range of modern shaker-style units, integrated appliances and generous worktop space, the kitchen offers ample room for everyday dining and entertaining. French doors open directly onto the rear patio and garden, creating a seamless connection between the indoor and outdoor living spaces.

The first-floor landing provides access to three well-proportioned bedrooms and the family bathroom. The principal bedroom is located to the rear and benefits from a stylish en-suite shower room. Bedroom two is a generous double overlooking the front elevation and views, whilst bedroom three offers flexibility as a child's bedroom, nursery or home office. Completing the accommodation is a contemporary family bathroom fitted with a modern white suite.

Outside

Externally, the property benefits from a private driveway providing off-road parking and access to a detached garage. The enclosed rear garden has been thoughtfully landscaped with a paved patio, lawn, mature planting and a covered pergola seating area, creating an attractive and private space for relaxing or entertaining. To the front, the uninterrupted countryside outlook is a standout feature, setting this home apart from many others within the development.

Tenure & Possession

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

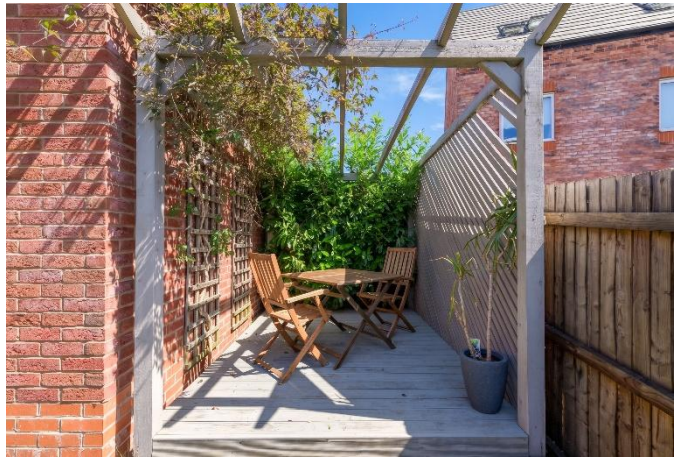
Agents Note

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.

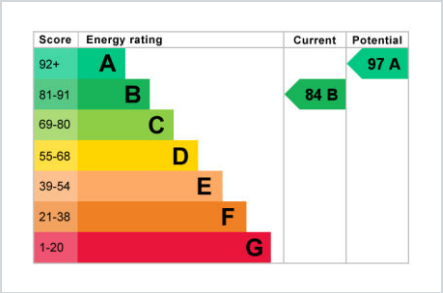
Services

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

Local Authority

North West Leicestershire District Council - Tel:01530-454545

Council Tax Band - B





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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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