



9 Martival Court, Ashby-De-La-Zouch, Leicestershire, LE65 2AJ

HOWKINS &  
HARRISON



9 Martival Court,  
Ashby-De-La-Zouch, Leicestershire,  
LE65 2AJ

Guide Price: £280,000

Situated in the highly sort after Leicestershire town of Ashby de-la Zouch, this impressive three-storey townhouse offers an ideal blend of space and modern living. Occupying Internal accommodation of just under 1,300 sq ft, the property features a well-designed layout with a separate kitchen and a spacious living room on the ground floor. The first floor provides two generous bedrooms and a family bathroom, while the top floor is dedicated to an exceptional master suite complete with its own en-suite. The property also benefits from a private single garage, offering secure parking and storage. Located in a popular residential area, this home provides a fantastic opportunity to live in a desirable market town known for its historic charm and excellent amenities.



## Location

The historic market town of Ashby de la Zouch has links back to Roman times. Historically the town was dominated by the 12th century manor house, eventually becoming a 15th century castle belonging to the Hastings family. Today this is a thriving community on the north side of the A42 dual carriageway, with excellent road links south-west via the M42 to Birmingham and Birmingham International Airport, or north-east to the M1 motorway corridor with East Midland conurbations beyond and Nottingham East Midland Airport at Castle Donington. 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.

## Agents Note

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

## Tenure & Possession

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



## Accommodation Details – Ground Floor

The ground floor opens into a welcoming entrance hall, providing access to a convenient guest WC and the main living space. The kitchen, located at the front of the property, is well-proportioned for family cooking. The true heart of the home is the impressive living room at the rear, which offers ample space for both relaxation and dining. This room is an inviting space to entertain or simply unwind after a long day.

## First & Second Floor

Ascending to the first floor, you will find two comfortable double

bedrooms and a contemporary family bathroom, providing excellent accommodation for a growing family or guests. The top floor is dedicated entirely to a stunning master suite. This private sanctuary includes a spacious bedroom and its own en-suite bathroom, offering a tranquil retreat from the rest of the house.

## Outside

Externally there is a side and rear garden mainly laid to lawn with paved patio and pathway. Behind the property is a single driveway and garage.

## Features

- Three-storey townhouse
- Sought after Leicestershire town
- Ground floor living room with French doors to the garden
- A functional kitchen is positioned at the property's front
- Two further double bedrooms are on the first floor with four piece family bathroom
- A well-appointed en-suite complements the entire top floor bedroom
- Total internal accommodation of just under 1300 sqft
- Front and back garden and extended parking
- Sold with no upward chain

## Viewing Arrangements

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

## Fixtures and Fittings

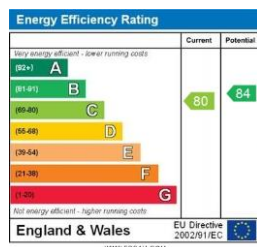
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

## Local Authority

North West Leicestershire District Council - [Tel:01530-454545](tel:01530-454545)  
Council Tax Band – Band - D



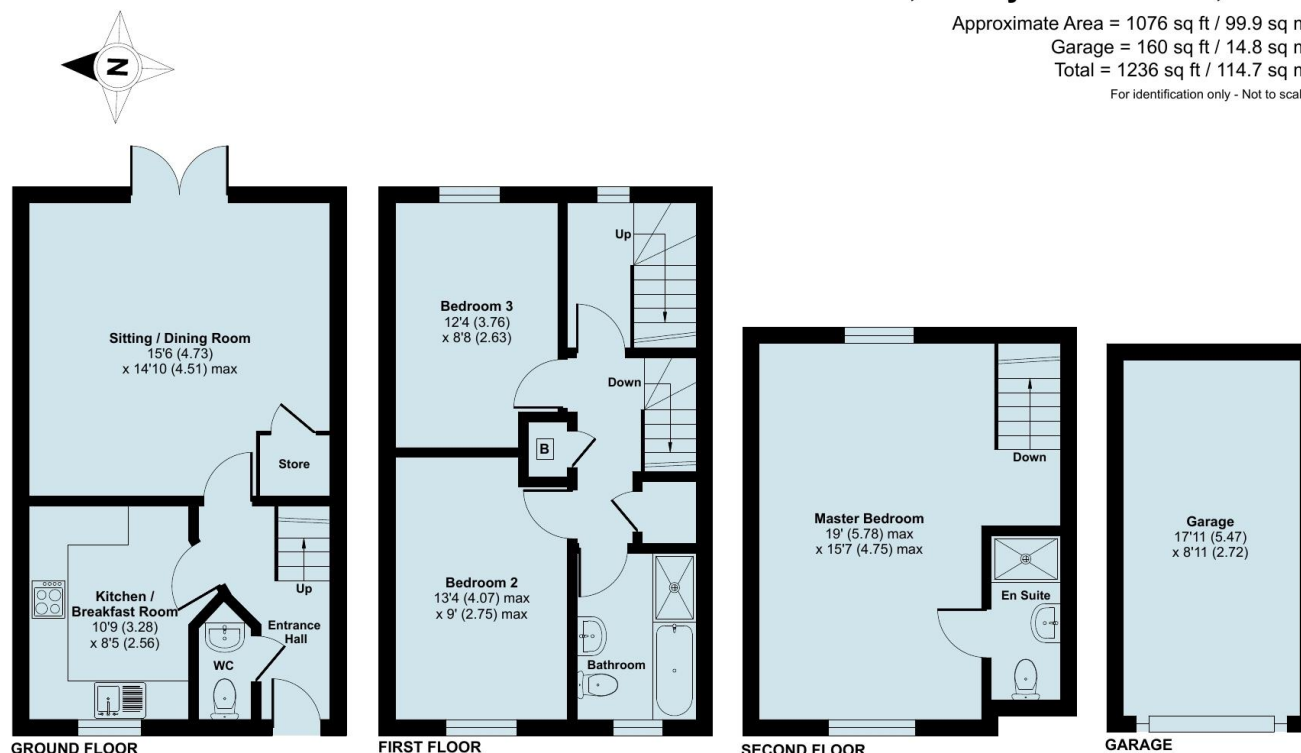
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Approximate Area = 1076 sq ft / 99.9 sq m

Garage = 160 sq ft / 14.8 sq m

Total = 1236 sq ft / 114.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Howkins & Harrison. REF: 1356430

## Howkins & Harrison

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