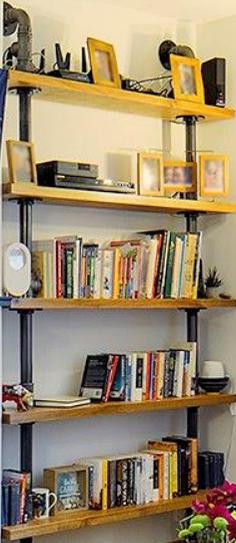


# Wood Street

Ashby-de-la-Zouch, LE65 1EG

John   
German





The image shows a bright, open-plan living and dining area. The ceiling features thick, rustic wooden beams. The walls are a mix of white and red brick. A dining table with four wooden chairs is set in the center. To the right, a brick wall is decorated with two framed pictures and a hanging light fixture. A potted plant sits on a stand in the corner. In the background, a wooden door and a staircase are visible.

## Wood Street

Ashby-de-la-Zouch, LE65 1EG

£315,000

Dating back over 200 years this character town centre cottage offers much improved living space with an eye to retaining period details whilst adding excellent contemporary touches. Extending to around 1056 sq.ft it's a great size and has the benefit of off road parking for two cars plus a large detached garage.

With its original features and tasteful décor throughout including acoustic windows to the front facing rooms, this excellent period cottage is sure to win you over at first sight. The location is just as excellent, lying within moments from the wonderful town centre of Ashby-de-la-Zouch with its historic Castle, wonderful independent shops, green spaces, bars, restaurants, Hood Park Leisure Centre, Ashby Tennis Club and many more.

Arranged on the ground floor you will find leading off the entrance hall a sitting room with oak floor under foot, a contrasting high ceiling and a wonderful feature fireplace at its focal point. An inner lobby has an original exposed timber staircase packed full of character leading upstairs whilst directly ahead you step down into an excellent cosy second reception room. A quarry tiled floor runs throughout, there is a door leading directly to the rear garden plus a fabulous original beamed ceiling and exposed feature brick wall. A log burner has a log store to the side that makes for a wonderful warming focal point, perfect for those colder evenings. There is plenty of room for both sitting and dining, and the well-appointed kitchen lies just next door through the feature stable door. These two rooms would be ideal to open into one subject to building advice to create a superb seamless open plan living space that leads into the garden. The kitchen itself has a generous run of granite counter tops along two sides set atop character oak cabinets with two matching wall units and four under-plinth drawers providing oodles of storage. There are more of those beautiful ceiling beams and adjacent to the kitchen is a useful utility and guest's cloakroom. Lastly, the cellar lies below with its twin thralls and provides excellent storage and further potential.

Climb those beautiful stairs up to the first floor and you will find three truly double bedrooms (two featuring period fireplaces). The principal bedroom lies to the rear and overlooks the gardens with views of St. Helen's Church beyond. The family bathroom is a contemporary affair with wall mounted floating vanity wash hand basin, WC and bath with shower and screen over.

Outside, shared access with neighbouring period properties leads you around to the rear of the property culminating at a large garage with entrance door and a further wide door to the side. Adjacent a stone chipped driveway provides off road parking for two cars and a gate leads you through into the lovely southerly facing rear gardens which enjoy great privacy. There is a low maintenance artificial lawned area and feature herringbone block paved patio with inset lighting, a perfect place for entertaining.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Services:** Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

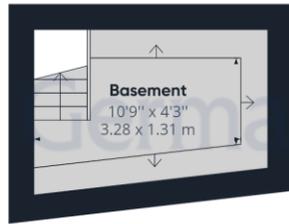
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)  
[www.nwleics.gov.uk](http://www.nwleics.gov.uk)

**Our Ref:** JGA/21102021

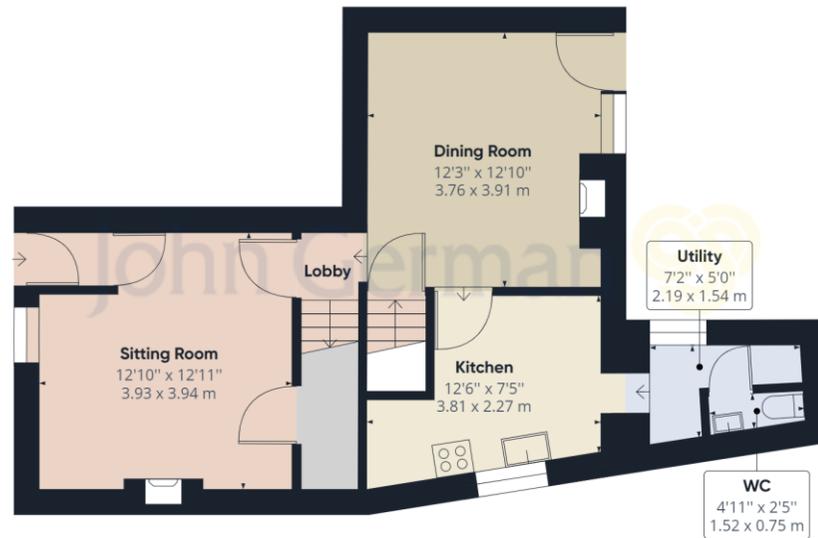
**Local Authority/Tax Band:** North West Leicestershire District Council / Tax Band B







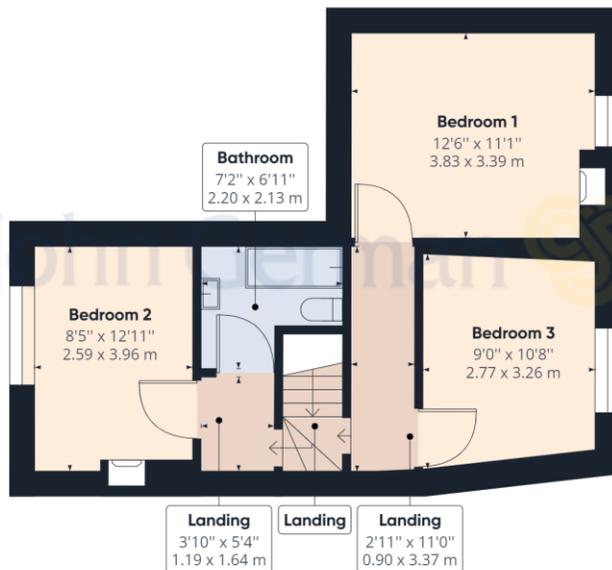
**Floor -1** Building 1



**Ground Floor** Building 1

**Approximate total area<sup>(1)</sup>**

1056.30 ft<sup>2</sup>  
98.13 m<sup>2</sup>



**Floor 1** Building 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

**GIRAFFE360**



### Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

### Referral Fees

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C		
55-68	D	63   D	
39-54	E		
21-38	F		
1-20	G		



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