

Smisby Road
Ashby-de-la-Zouch, LE65 2JN



A beautiful, three-storey period home, being deceptively sized and benefiting from much sought-after off-road parking with a large garage to the rear.

£245,000

John German

Character accommodation comprises reception hall, bay window dining room, sitting room with log burner, contemporary fitted kitchen, three double bedrooms, beautiful family bathroom and long gardens to the rear. Viewing is highly recommended.

A panelled entrance door opens into the welcoming reception hallway where doors lead off. On your right is the separate dining room which has ornate coving to the ceiling and a front-facing feature walk-in bay window.

From the hallway, there is direct access down to the cellar and a further door reveals the cosy sitting room, which at its focal point is a feature fireplace with inset log burner and original cupboards fitted to the side.

Next is the kitchen, which has been refitted with a very contemporary range of high gloss base and wall mounted cabinets which wrap around three walls, having complimentary countertops and metro-style tiling splashbacks. There are a range of integral appliances, space and plumbing for washing machine, plus a door leading outside to the rear gardens.

Climb the stairs to the first floor and here you will find two double bedrooms and a stunning family bathroom, which has a feature contemporary free-standing bath with tall pillar mixer-tap with vanity unit incorporating wash hand basin and WC, plus the benefit of a stand-alone corner shower cubicle with shower over.

The master bedroom is a particularly great sized room with a walk-in bay window to the fore, and the second bedroom is again, double in size with an over-stair cupboard and views to the rear across the gardens. Last but not least, the attic bedroom has dual-aspect double-glazed skylights and is a truly flexible space. Also, on this floor is a useful, second shower room with WC and wash hand basin (the shower is currently disconnected and would require repair for use).

Outside to the rear, you will find a decked patio area and long lawned gardens. A central pathway leads down to the bottom of the garden where there is a driveway providing off-road parking, alongside a brick-built oversized garage which has an electric roller up-and-over entrance door, light, and power points, plus a personnel entrance door.

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
https://www.nwleics.gov.uk/pages/view_planning_applications

Our Ref: JGA/06012022

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



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2021





Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



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