

# Smisby Road

Ashby-de-la-Zouch, LE65 2JL



Offered to market with no upward chain and benefiting from off road parking as well as a garage, this traditional property boasts two reception rooms and a sizeable rear garden, whilst offering easy access to the town's amenities.

Offers over £200,000

John German 

Positioned just a short drive from the range of amenities offered by the historic and well equipped town centre, this traditional property is well placed for commuters, also benefiting from off road parking to the rear.

Set back from the road with a low maintenance and gated frontage, the front door opens to the first of the two reception rooms, having a bay window to the front aspect, exposed floorboards and characterful fireplace.

The second reception room would be well suited for use as a dining room, having a multifuel stove with brick surround, window looking out to the rear aspect, stairs to the first floor and access through to the kitchen.

Comprising both wall and base level storage units with solid wood work surfaces over, integrated appliances include an oven, gas hob and overhead extractor, with the Belfast sink positioned beneath the window to the rear aspect. There is further undercounter appliance space for a dishwasher and a door opening out to the rear.

To the first floor, the landing has doors leading off to the two well proportioned bedrooms and family bathroom.

Bedroom one is positioned to the front of the property, a well-sized double with window and tv ariel point to the wall.

The second bedroom is another double, having a window overlooking the rear garden, with a useful over stairs storage cupboard with access to the loft.

Servicing the bedrooms, the well appointed bathroom has a corner bath with tiled splashbacks, low level dual flush WC, pedestal hand wash basin and a chrome heated towel rail.

Externally, the rear garden has a shared access, with steps down to a patio. There is a brick built outbuilding/storage, with the garden continuing down to the detached garage at the rear boundary. This has a pedestrian rear access door, with an up and over door to the front, opening to an off road parking space.

**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/30062023

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







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	55 D	77 C
39-54	E		
21-38	F		
1-20	G		



### 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.

John German  
 63a Market Street, Ashby-De-La-Zouch, Leicestershire,  
 LE65 1AH  
 01530 412824  
 ashbysales@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood  
 Burton upon Trent | Derby | East Leake | Lichfield  
 Loughborough | Stafford | Uttoxeter

**JohnGerman.co.uk** Sales and Lettings Agent