

Nottingham Road

Ashby-de-la-Zouch, LE65 1DL

John German





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£380,000

Number 23 is a fine example of an Edwardian home, sympathetically modernised yet it still retains a host of its original features. It offers beautifully styled and versatile living space and a look inside will surely bowl you over. It benefits from off road parking to the front and rear and is close to Ashby's town.



Embrace the lifestyle that living in the historic market town of Ashby offers, being able to walk into town along the many pathways to the bustling high street filled with its coffee shops, boutiques, restaurants and bars as one of its many joys. The famous butchers Taylor's has queues around the block at the weekends and who can say no to a pizza and cocktail at Zamani's or a trip to The Tap at no. 76 on a cold winters evening with seating round the log burning stove. A walk through Bath Grounds is always pleasant whether the time of year and in the summer, the thwack of willow on leather can be heard here and is a popular destination for families to picnic. All this, more and of course the wonderful historic Ashby-de-la-Zouch Castle makes the town a lovely one in which to live. Strategically Ashby lies in the heart of The National Forest, right in the middle of the country and is perfect positioned for the busy commuter with access via the M42 and M1 to many east and west Midland towns and cities. Conkers, Moira Furnace and Hicks Lodge provide many leisure pursuits.

Set hidden back behind its hedge and block paved drive lies number 23 beneath a feature arch canopy porch. You will find a classical style entrance door flanked by original wall tiling with a Minton tiled floor underfoot which continues through into a lovely reception hallway. Off to your left behind a stripped pine doorway lies a living room with its calm and neutral tones and honey hued wooden flooring. A large bay shuttered window allows natural light to stream in and the focal point is no doubt the gorgeous and grand feature open fireplace with its raised hearth, tiled sheath and inset cast iron grate. At the end of the hallway is the dining/sitting room, it too has stripped floorboards, a cast iron period style fireplace but further benefitting from a glazed door opening and allowing access to the garden beyond. Nestled between the two rooms is an understairs area with a side facing window and connecting doors between. The current owner has cleverly utilised this area as a study nook for working from home. Next is the lovely kitchen, beautifully appointed with base and wall mounted cabinets along three sides with work surfaces above, incorporating a one and half bowl feature Belfast style sink with mixer tap set, beneath the tall sash window. There is a four ring gas hob with extractor hood above and oven set beneath. A door leads out onto the rear garden and an arch way leads to a small utility room with space for fridge freezer and space and plumbing for washing machine. A door then leads through to guest cloakroom finished in white with WC and wash hand basin and there is a wall mounted gas fired central heating boiler. Return to the hallway and climb the stairs to the first floor and leading off the large L shape landing you will find there are three bedrooms. Particular attention should be drawn to the principal bedroom which runs the full width of the property and has a deep walk in bay window, a built in cupboard and oodles of floor space. Bedroom two is another double room as this too has a cast iron feature fireplace. Bedroom three is a lovely single room overlooking the rear garden and has a feature mezzanine area. The bathroom has been well appointed with a white suite comprising period style pedestal wash hand basin and a frameless walk in shower with dual shower featuring a rainfall shower head with lovely Hague blue subway tiling to the shower and sink area, with WC and an ornamental period style radiator with towel warmer. A second set of stairs leads from the landing into a very useful attic room. This is a large open space with clever under eaves storage cupboards. There is small feature arrow slit window to the side and large Velux skylight (please note this is not a bedroom and is only an attic room).

Outside, as previously mentioned, the property has a block paved drive to the front providing off road parking and also has the benefit of shared access around to the rear to a further off road parking area where there is also space for a large timber shed. Gated side access leads into the rear garden which has been paved for ease of maintenance, a feature timber pergola above and due to the westerly aspect is a perfect summer entertaining space.

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

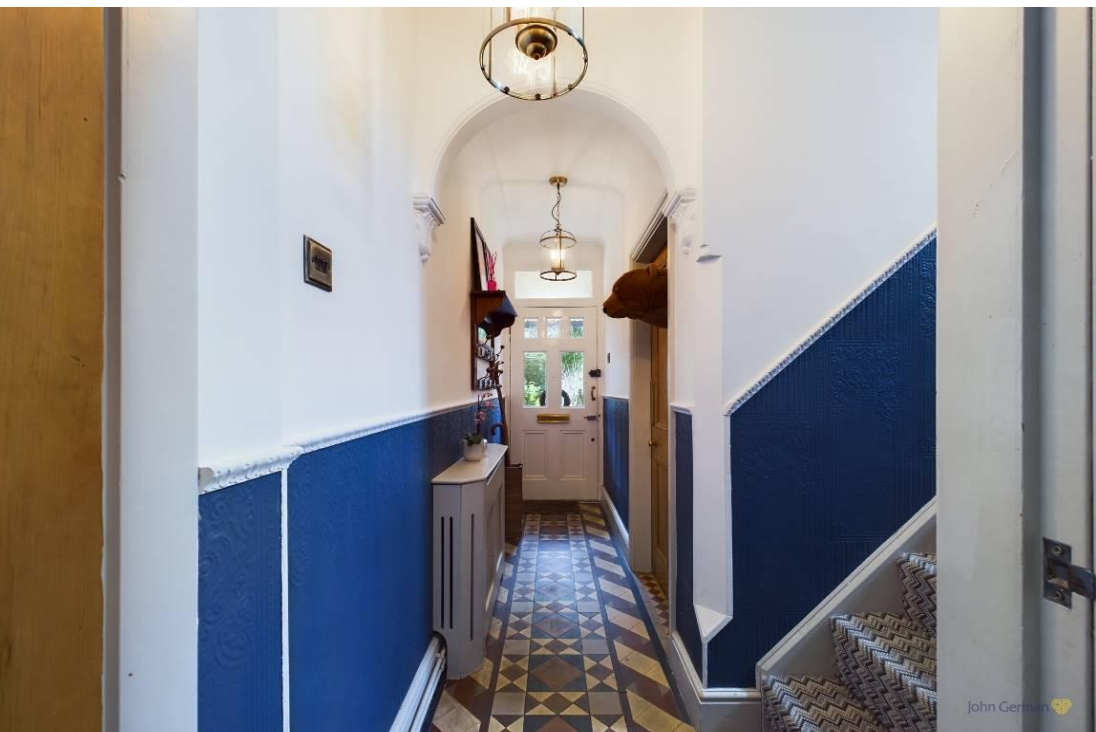
Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

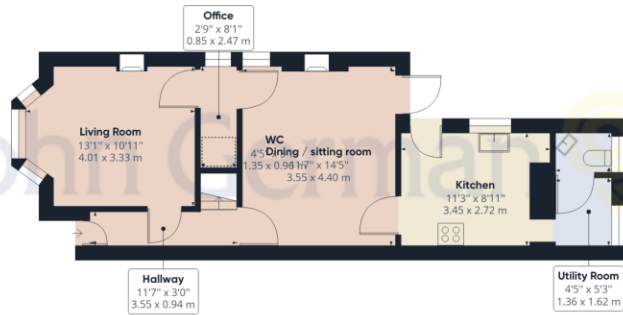
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/11082023

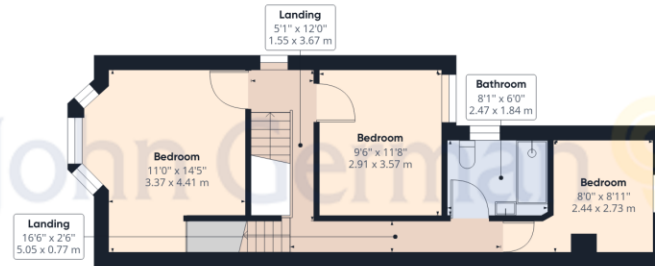
Local Authority/Tax Band: North West Leicestershire District Council / Tax Band C



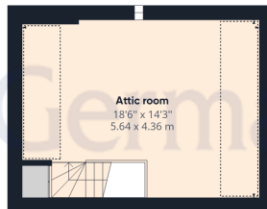




Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

1256.08 ft²

116.69 m²

Reduced headroom

77.82 ft²

7.23 m²

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

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

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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 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		
69-80	C		
55-68	D		67 D
39-54	E	39 E	
21-38	F		
1-20	G		



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