

Wood Street

Ashby-de-la-Zouch, LE65 1EL



Beautifully presented and upgraded character cottage set within a stones throw of the centre of Ashby's many delights. There is a cosy beamed sitting room, refitted contemporary breakfast kitchen, two bedrooms and refitted modern shower room, summerhouse and garden to the rear.

£185,000

John German 

Embrace the lifestyle that living in the historic market town of Ashby offers, being able to walk into town along the many walks and pathways to a bustling high street filled with coffee shops, boutiques, restaurants and bars is one of its many joys. The famous butchers, Taylors, has queues around the block at the weekends, and who can say no to a pizza and cocktail at Zamanis or a trip to The Tap at No 76 on an evening. A walk through the Bath Grounds is always pleasant, whatever the time of year; in the Summer the thwack of Willow on Leather can be heard here on Sunday afternoon and is a popular event for a family picnic. All this, more and of course the wonderful historic Ashby de la Zouch Castle.

Strategically, Ashby lies in the heart of the National Forest, right in the middle of the country, and is perfectly positioned for the busy commuter, with access via the M42 and M1 to many East and West Midlands towns and cities. Conkers, Moira Furnace and Hicks Lodge provide many leisure pursuits.

This pretty gas centrally heated cottage enjoys a convenient location and benefits from uPVC double glazing and a modern interior blending beautifully with its traditional exterior. A look inside will reveal a cosy character sitting room which has original beams and at its focal point you will find a feature brick built fireplace with tiled hearth. This lovely room has an oak and glass framed staircase leading off and a connecting door leads you into the modern fitted breakfast kitchen. Refitted and well appointed with an extensive range of high gloss base and wall mounted cabinets wrapping around the room with breakfast bar area plus a range of integrated appliances. A stable door takes you out to the rear garden.

Return to the lounge and climb the stairs to the first floor and here you will find two bedrooms with the master being a generous double overlooking the front with an overstairs storage cupboard housing the gas fired central heating boiler. Bedroom two/nursery room overlooks the rear garden whilst the shower room has been beautifully refitted with a contemporary walk in wet room style shower with glazed full height screen, tiling to the walls and a rainfall dual shower head above. There is a vanity wash hand basin, WC and ladder style radiator.

Outside - To the rear is a shared pedestrian access with the neighbouring cottage and a walkway takes you to a pleasant and tucked away secret garden which has been paved for ease of maintenance. It also has the benefit of a wonderful summerhouse.

Note: There are covenants appertaining to this property, a copy of the Land Registry Title is available to view upon request.

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

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Traditional

Parking: None

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type:

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

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

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

Our Ref: JGA/25102024

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



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Agents' Notes

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