

# Alexanders

## Wood Street

Ashby-De-La-Zouch

Alexanders





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## Ashby-De-La-Zouch

- Beautiful period property
- A moment's walk from town centre
- Fully refurbished with preserved period features
- Sitting room with open fire place
- Dining room with cast iron log burner
- Stunning galley kitchen
- Three spacious bedrooms, main bedroom with en suite
- Impressive rear garden
- EPC Rating D/ Council Tax Band B/ Freehold

### General Description

Alexanders Ashby are delighted to be favoured with the instruction to market this beautiful period terraced property on the sought after Wood Street, set in the heart of this ever popular market town of Ashby-de-la-Zouch.

### Accommodation Summary

The property is believed to date back to the early 1900's and has recently been completely refurbished by the current owners, beautifully furnished combining history, period features perfectly combined with contemporary style. Accessed via a side archway into this characterful home expect to find a traditional front sitting room with open fireplace set on a black tiled floor with timber fire surround with bay window fitted with bespoke shutter blinds. The dining room also features a cast iron log burner set in a brick recess on a flagstone hearth with a cast iron fire surround opening into the galley kitchen which is fitted with a range of eye and base level units, rolled edge worktops, an inset sink and drainer with a mixer tap over, a freestanding gas oven with a four ring gas hob and extractor hood overhead and space for further appliances. The family bathroom is on the ground floor with three large bedrooms on the first floor all beautifully decorated. The main bedroom features a fully tiled shower room with pedestal wash basin and WC.

The rear gardens are nothing short of impressive. Accessed via the side archway and rear porch is a substantial paved seating area leading onto a large lawned area. Further garden path leads to a second seating area with a large garden room finished to a high specification with power, cabling and lighting.





### Location

Within a moments' walk of the property you will find a picturesque high street with boutique shops and delicatessens. The town also offers superb schooling, and is surrounded by beautiful countryside with great links to commute both locally and further afield.

### Viewings

Viewing strictly by appointment only via sole selling agent, Alexanders of Ashby-de-la-Zouch (01530) 413126.

### Tenure

Freehold.

### Services

We are advised that mains gas, electricity, water, and drainage are connected.

### Local Authority

Northwest Leicestershire District Council, Council Offices, Coalville, Leics, LE67 3FJ (Tel: 01530 454545). Council Tax Band B.

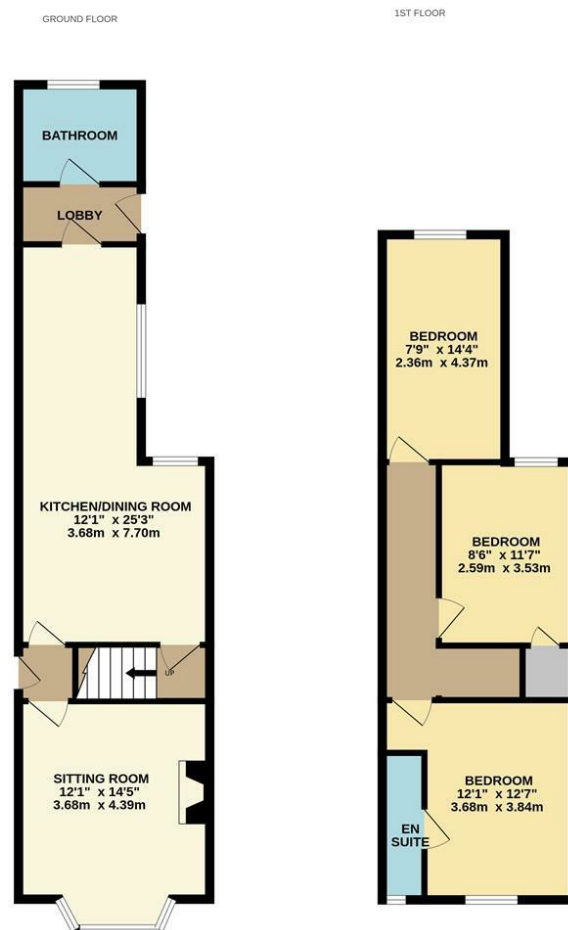
### Measurements

Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

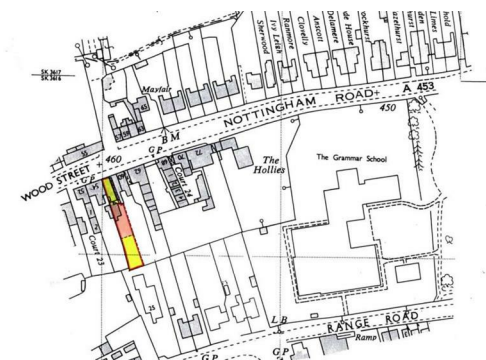
### Money Laundering

Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, 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 is given to their operability or efficiency can be given.  
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Viewing by appointment only

**Alexanders**

22 Market Street  
Ashby-de-la-Zouch  
LE65 1AL

Telephone Sales: 01530 413126  
Email: ashby@alexanders-estates.com

## Important Information

Viewing - To arrange a viewing, please contact the Ashby-de-la-Zouch Sales Team on 01530 413126.

Measurements - Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.

General Note - These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these Particulars of Sale as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agent's employment has the authority to make or give any representation or warranty in respect of the property.