

SUPERIOR HOMES

ROYSTON & LUND



42 Kilwardby Street

| LE65 2FQ

Guide Price £950,000

Gracefully positioned on one of Ashby-de-la-Zouch's most prestigious streets, this exceptional Victorian residence offers a rare blend of refined period elegance and contemporary comfort - just a short stroll from the vibrant town centre.

This grand, double-fronted home spans three beautifully appointed storeys and was originally commissioned in the late 19th century by a distinguished local physician. Built as his private residence, with neighbouring terraces constructed for his extended family, the property retains a wealth of exquisite architectural detail. Ornate ceiling coving, soaring ceilings, deep skirtings, and handsome fireplaces speak to its heritage, while recent renovations have introduced thoughtful modern touches throughout. A true highlight lies beyond the home itself: a remarkably secluded and generously sized rear garden - an unexpected sanctuary in such a central setting. Framed by mature planting, the space offers multiple seating terraces with a modern garden room and covered pergola, a raised deck, and expansive lawns.

As you enter up the steps through the classic Victorian front door, you're greeted by a welcoming hallway set with ornate curved architraves and high ceilings, that sets the tone for the rest of this beautifully presented property. Just off the hallway, you'll find a snug - and a larger separate spacious lounge with feature fireplace, log burner and classic sash windows with integrated shutters. To the rear of the home is the contemporary kitchen diner with direct access to the garden.

Upstairs, the first floor boasts four generously sized bedrooms, serviced by a contemporary family bathroom. The front-facing bedroom enjoys the added luxury of its own en-suite.

The top floor is dedicated to the impressive principal suite, complete with a private dressing area and en-suite bathroom. Additional features include a versatile cellar room, outside, the beautifully maintained garden leads to a garage and private parking spaces.





- **GUIDE PRICE £950,000 - £1,000,000
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- Perfect Blend Of Historic Features And Contemporary Living
- Highly Sought After Location
- High Quality Fixtures And Fittings
- Ample Off Street Parking With Double Garage
- Principle Bedrooms With Ensuites
- Gym, Wine Cellar, Utility
- Immaculately Presented Family Home
- EPC Rating - D
- Freehold - Council Tax Band - E





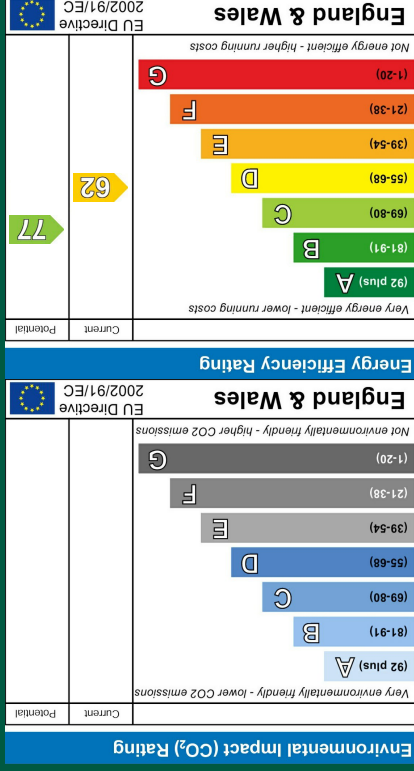




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EPC



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