



Waterside, Northgate Street, Leicester

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- Modern kitchen & dining area
- Downstairs W/C
- French doors leading to garden

Plot 19, The Ashby is a fantastic three-bedroom Mid Terrace family home designed for riverside living, offering both modern comfort and stunning canal views. Just a stone's throw from Leicester town centre, this property combines the best of city convenience with tranquil waterside living.

The ground floor features a modern kitchen/dining area, with bi-fold doors that seamlessly lead to the rear garden, creating a perfect flow for indoor-outdoor living. There is also a private study with peaceful canal views, ideal for a home office or a quiet retreat. A separate utility area and a convenient downstairs W.C. complete this level.

On the first floor, you'll find a spacious master bedroom with an en-suite bathroom, along with a second double bedroom and a single bedroom, perfect for children, guests, or additional space. A modern family bathroom and ample storage are also on this floor.

The real highlight of The Ashby is the bright and airy lounge located on the entire second floor. With bi-fold doors opening onto a beautiful terrace, you can enjoy stunning canal views from your own private sanctuary. It's an exceptional space for entertaining guests or simply relaxing while taking in the scenic riverside surroundings.

Perfectly situated near Leicester town centre, The Ashby offers the ideal blend of riverside tranquility and easy access to all the amenities, shops, and vibrant life the city has to offer.

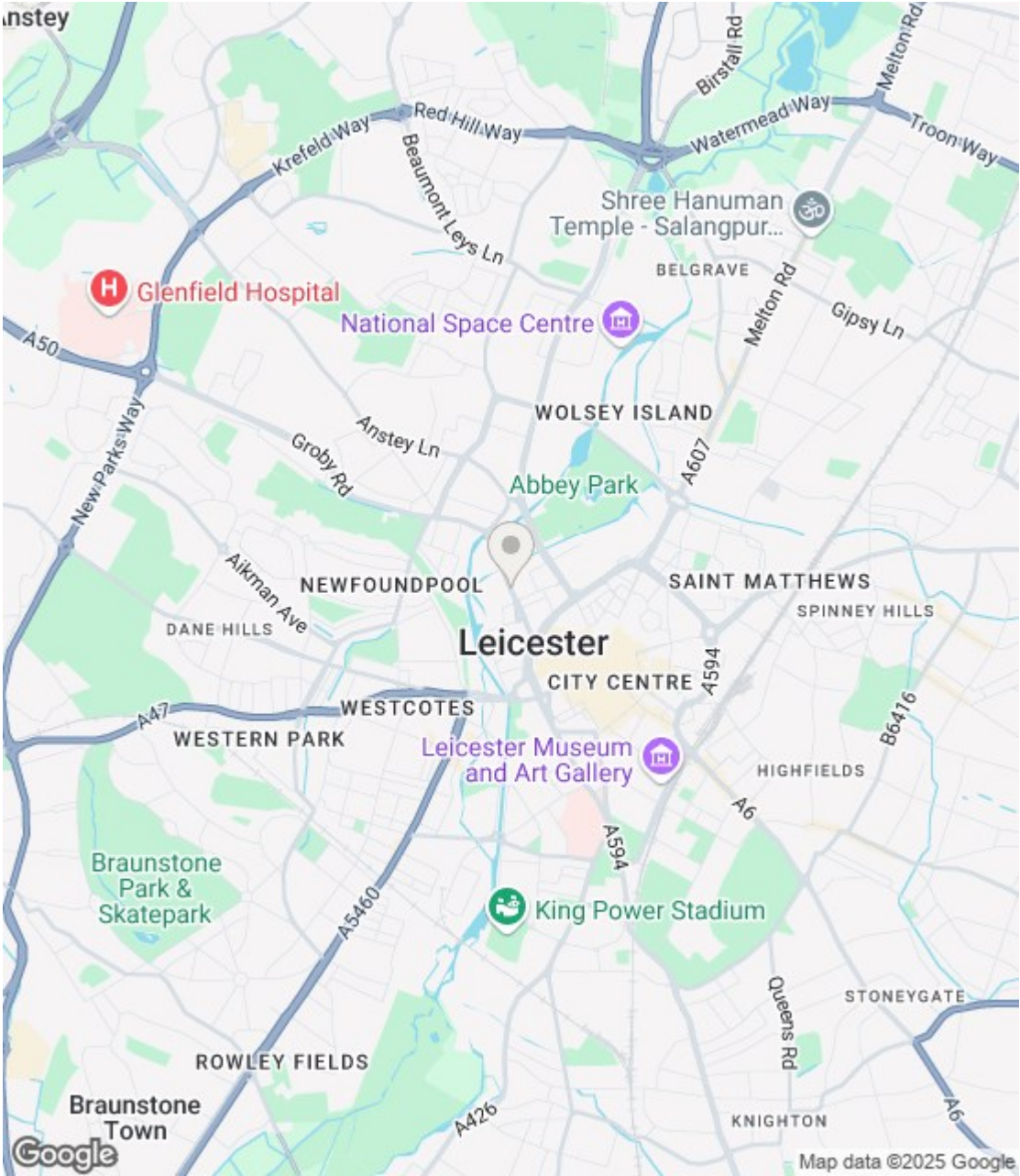
For more information, get in touch with SellMyHome, Leicester on 0116 482 2422 or email us at contact@sellmyhome.co.uk

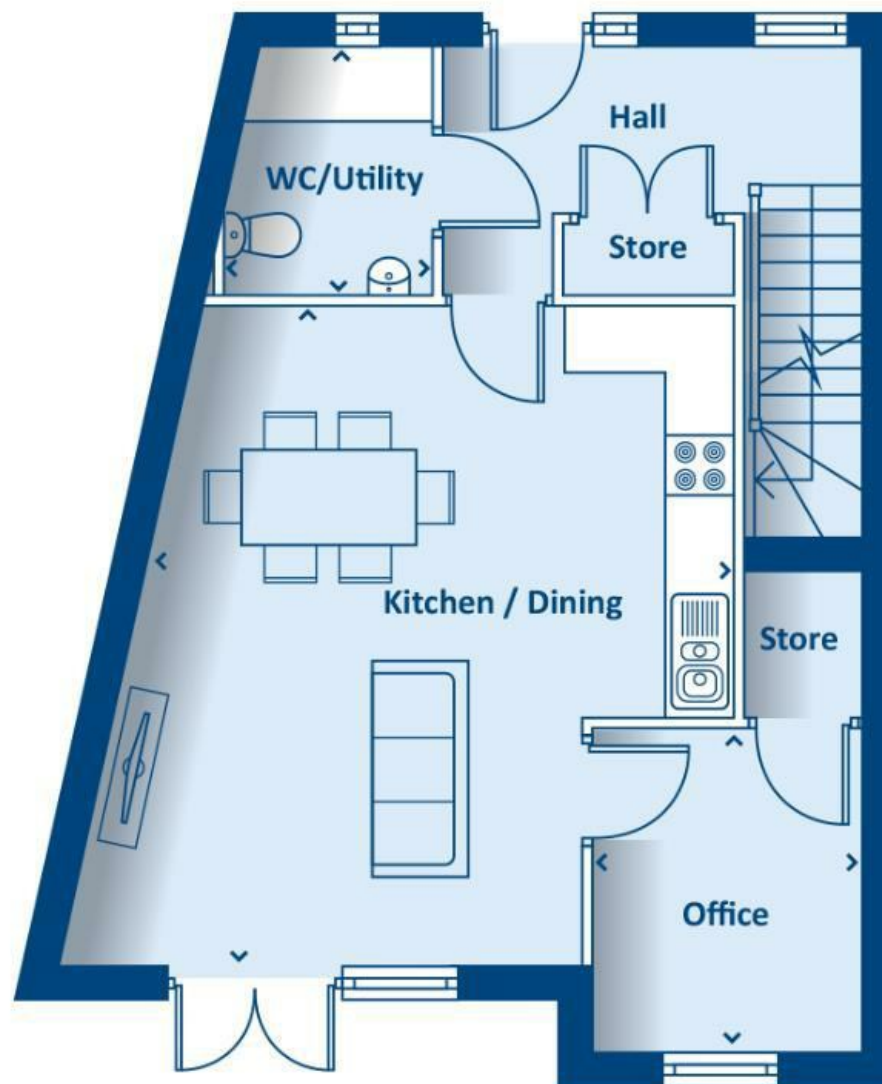
Estate management fee: £163.65 annually + VAT

Price: £415,000

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC	





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