



Smiths
your property experts

Woodside

Ashby-de-la-Zouch

- Spacious three-bedroom detached bungalow
- Peaceful cul-de-sac location with allotments to the side
- Generous kitchen/diner and a separate formal sitting room
- Lovely conservatory with views over the gardens
- Beautiful and mature South facing rear gardens
- Private driveway and a useful attached garage
- Gas central heating and uPVC double glazing
- Short walk to the centre of this historic market town

General Description

Smiths Property Experts offer to the market this spacious detached bungalow in a peaceful residential location with allotments to the left-hand side. The property is presented in good condition throughout and offers generous living space, including three bedrooms, private South facing rear gardens, and a private driveway. The property is conveniently situated within a short walk of the highly regarded Market Street in Ashby-de-la-Zouch.





The Property

The property boasts a net floor area of approximately 1,300 square feet, including a useful attached garage. There is uPVC double glazing and gas central heating throughout the living accommodation, which comprises an entrance porch, a hall with cloaks storage, a formal sitting room, a large kitchen/diner with a pantry/WC, and an inner hall giving access to the wet room and all three bedrooms. Across the back is an impressive conservatory with wonderful views over the gardens.

The Outside

The property occupies an end of cul-de-sac location and is set back from the road behind a block paved driveway. There is wide access around the left-hand side and beautiful lawned South facing gardens with a totally private aspect to the rear. The garden is mature and well-stocked. There is a pond, a wide selection of fruit trees, two timber sheds one with power, three water butts and a greenhouse.





The Location

The property occupies a cul-de-sac location with allotments to one side and the unused Ivanhoe rail line to the rear. Ashby town centre is around a 10-15 minute walk away and has a sought-after array of amenities such as delis, cafes, pubs, restaurants, shops, and boutiques. There are beautiful country walks with Willesley Park Golf Club, Hicks Lodge and Conkers Waterside Centre nearby in the National Forest. Ashby has excellent schools and a full range of services and amenities in the town centre, including the historic Castle and grounds, Ashby Venture Theatre, and a Leisure Centre with a heated outdoor Lido.

Property Information

EPC Rating: D.

Tenure: Freehold. Council Tax Band: D.

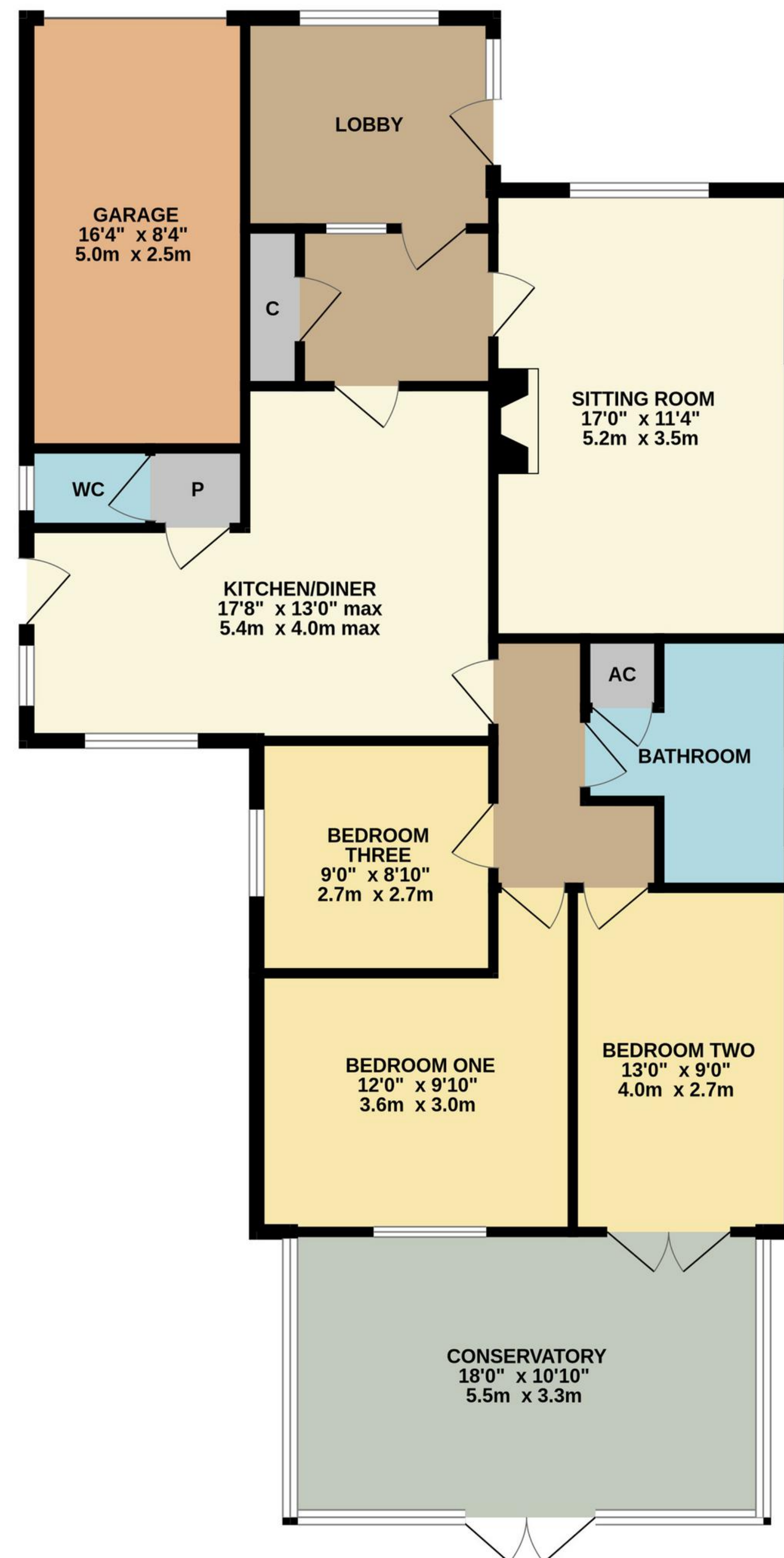
Local Authority:

North West Leicestershire District Council.

Important Information

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. These particulars do not constitute any part of an offer or contract. All measurements should be treated as approximate and for general guidance only. Photographs are provided for general information, and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale. Any outline plans within these particulars are based on Ordnance Survey data and are provided for reference only.





TOTAL FLOOR AREA : 1286 sq.ft. (119.5 sq.m.) approx.

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 as to their operability or efficiency can be given.
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