



New Inn Cottage, Burton Road, Ashby De La Zouch, Leicestershire, LE65 2LF

HOWKINS &
HARRISON

New Inn Cottage, Burton Road,
Ashby De La Zouch,
Leicestershire, LE65 2LF

Guide Price: £375,000

Located within the heart of the market town of Ashby de la Zouch and within walking distance of excellent amenities is this unique family home.

Offering the perfect blend of character and modern living arranged over four floors with over 1500sqft of versatile living accommodation. In brief comprising:- entrance hall, 18ft kitchen/dining room with French doors to outside and open plan into a family room and sitting room. To the first floor there are three double bedrooms and a shower room, whilst the loft space has been transformed into a 19ft fourth bedroom. The cellar provides a luxury sauna and spa bath retreat.

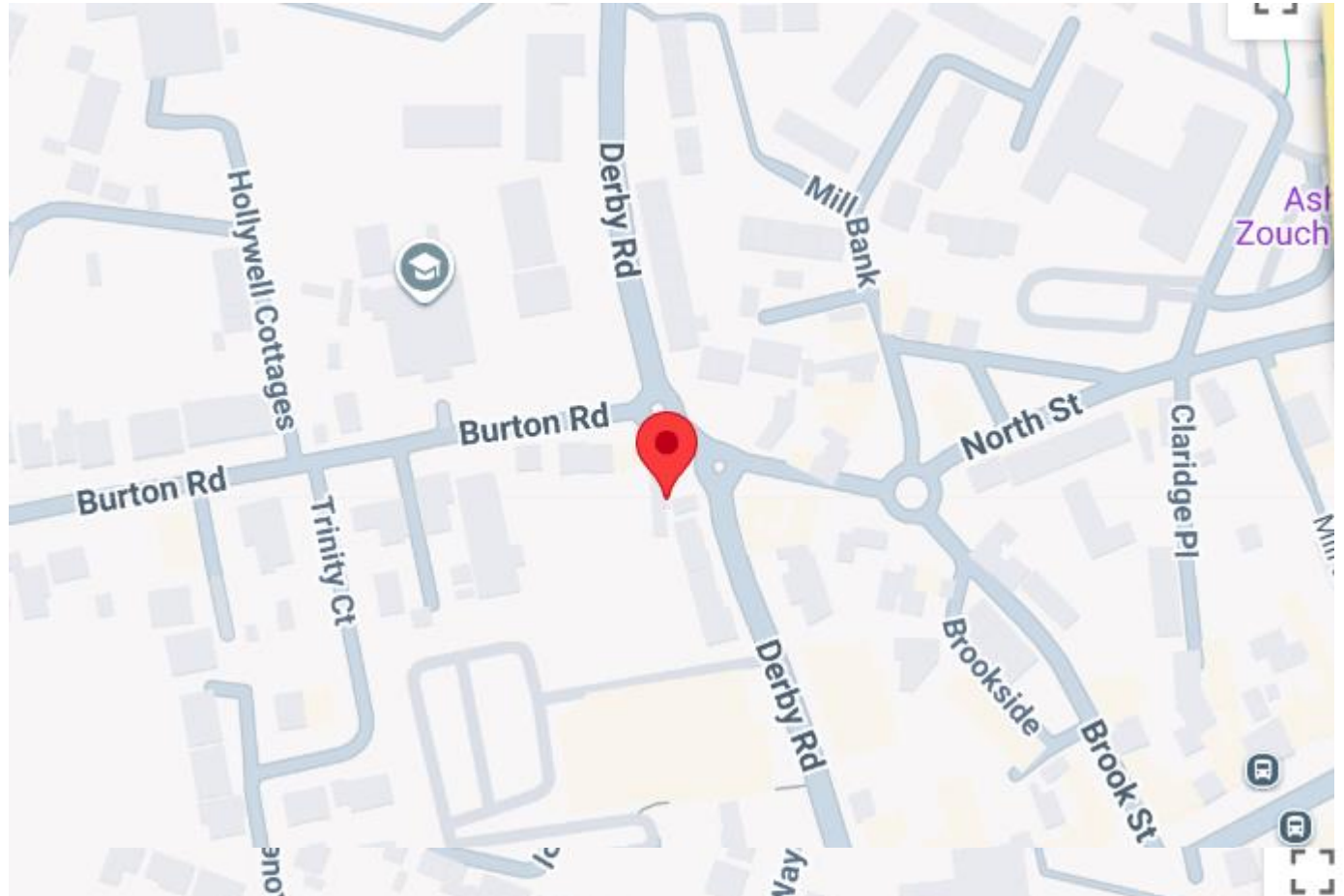
Externally you will find an abundance of off road parking to the front elevation and to the rear a private and low-maintenance courtyard, perfect for outdoor dining or entertaining.



Location

The historic market town of Ashby de la Zouch has links back to Roman times. Historically the town was dominated by the 12th century manor house, eventually becoming a 15th century castle belonging to the Hastings family. Today this is a thriving community on the north side of the A42 dual carriageway, with excellent road links south-west via the M42 to Birmingham and Birmingham International Airport, or north-east to the M1 motorway corridor with East Midland conurbations beyond and Nottingham East Midland Airport at Castle Donington.

The town boasts high street brand shops, many independent traders, boutiques and coffee shops. Located adjacent to primary access links further amenities include supermarkets including M & S Simply Food. Popular schooling includes five primary schools, secondaries include Ivanhoe School and, Ashby School with associated sixth form.



Accommodation Details - Ground Floor

The front door opens into an entrance hall with door leading into a particular feature of this family home, a well-equipped kitchen/dining room with French doors to outside and a spacious open-plan family room and sitting room, which is the heart of the home. A feature log burner creates a warm and inviting atmosphere, perfect for both relaxing and entertaining. A secondary staircase from the living room leads down into a converted basement/cellar that's currently used as an additional bathroom with sauna.

First Floor

A single flight staircase rising from the sitting room leads to a first floor landing, where you will find three comfortable double bedrooms, all of which are serviced by a modern three piece family bathroom. From the first floor, a further staircase ascends to a versatile loft room/bedroom four, also perfect for use as a study, hobbies room, or additional accommodation.

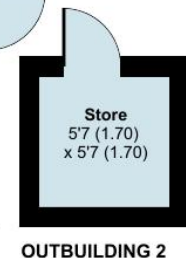
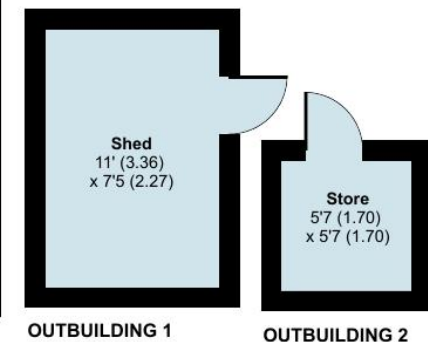
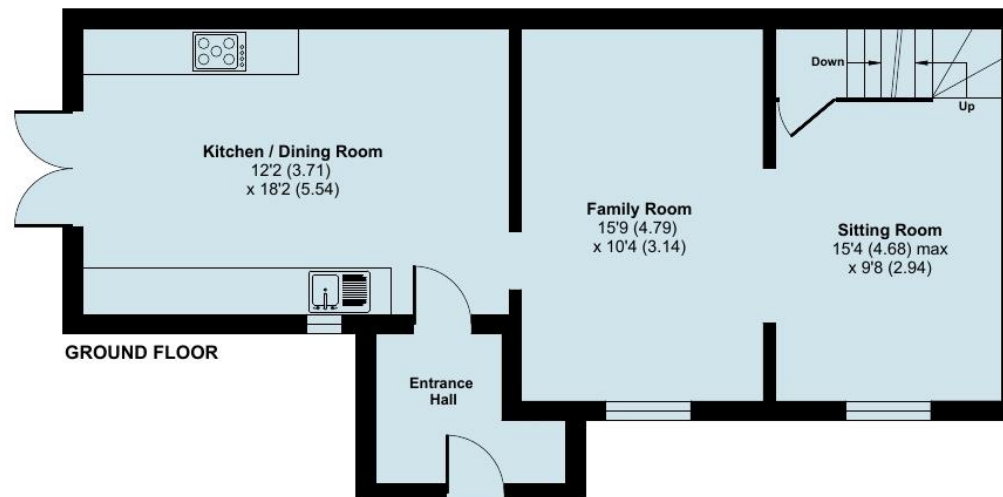
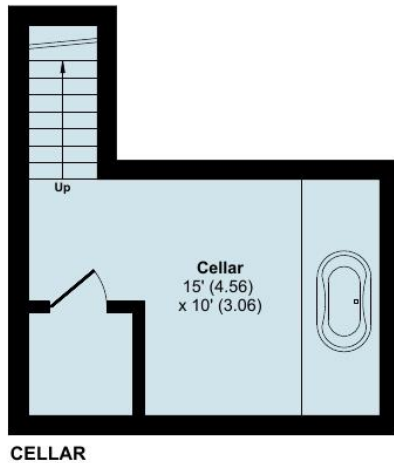
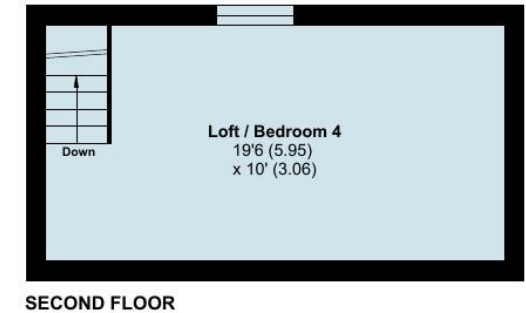
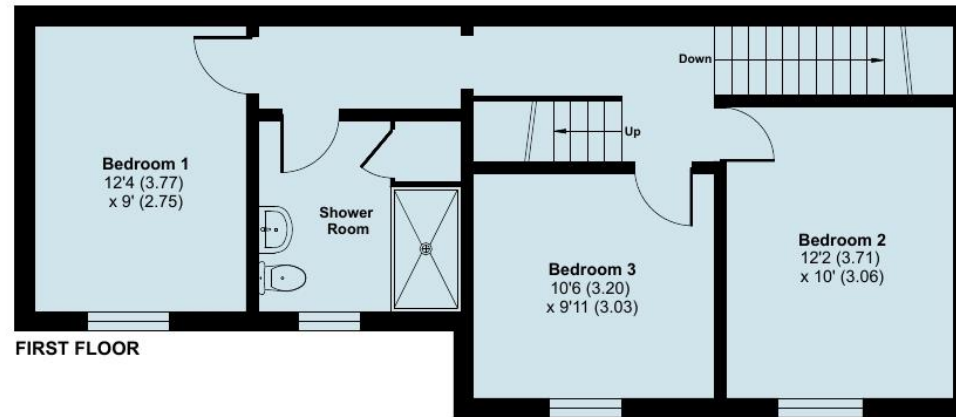
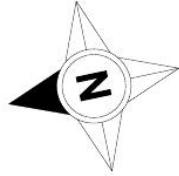
The New Inn Cottage, Burton Road, Ashby-de-la-Zouch, LE65

Approximate Area = 1519 sq ft / 141.1 sq m

Outbuildings = 113 sq ft / 10.4 sq m

Total = 1632 sq ft / 151.5 sq m

For identification only - Not to scale





Outside

Externally, the property benefits from a private and low maintenance courtyard garden enhanced by a detached summerhouse that could be used as a separate home office/study. In addition Ashby town centre can be found only a few minutes walk away and offers the convenience of an abundance of local cafe's, bars and restaurants on your doorstep.

Tenure & Possession

The property is freehold with vacant possession being given on completion.

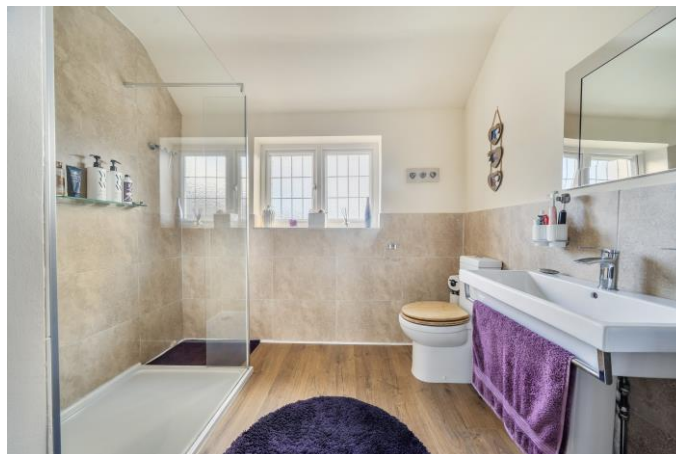
Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.



Features

- Walking distance to Ashby town centre amenities
- Unique family home with over 1500sqf of accommodation
- Modern living/dining kitchen
- Two further reception rooms
- Four bedrooms arranged over two floors
- Cellar providing sauna and spa bath
- Ample off road parking
- Private courtyard garden





Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison on 01530 410930 Option 1

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

None of the services have been tested. We are advised that the property benefits from main water, drainage, gas and electricity which are connected to the property..

Local Authority

North West Leicestershire District Council - [Tel:01530-454545](tel:01530-454545)

Council Tax

Band - B

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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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. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. 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.



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