



11, Derby Road, Ashby de la Zouch, Leicestershire, LE65 2HF

HOWKINS &
HARRISON

11 Derby Road,
Ashby de la Zouch,
Leicestershire, LE65 2HF

Guide Price: £175,000

A well-presented two-bedroom end-terrace home set within the heart of Ashby-de-la-Zouch town centre, perfectly placed for immediate access to shops, cafés, and local amenities.

Offered to the market with no upward chain, the property provides around 672 sqft of accommodation combining traditional charm with modern comfort. The layout includes a welcoming lounge, separate dining room, and a modern fitted kitchen leading to a contemporary ground floor shower room. On the first floor there are two bedrooms and a useful store cupboard. Externally, the property benefits from a long, enclosed rear garden with lawn, patio seating area and timber summerhouse, together with a small walled forecourt.

Offering an excellent opportunity for first-time buyers, investors or those seeking a low-maintenance home in a prime town centre location.



Location

The historic market town of Ashby-de-la-Zouch has origins dating back to Roman times and is most notably recognised for its 15th century castle, once the seat of the Hastings family. Today, Ashby is a thriving and highly regarded community, perfectly positioned on the north side of the A42 dual carriageway. The town offers superb connectivity, with swift links south-west via the M42 to Birmingham and Birmingham International Airport, and north-east to the M1 corridor, providing access to East Midlands cities and Nottingham East Midlands Airport at Castle Donington.

Ashby itself combines rich heritage with excellent amenities, boasting a bustling high street with a mix of national retailers, independent shops, boutiques, and coffee houses, together with supermarkets including M&S Simply Food. The town also benefits from well-regarded schooling, with a choice of five primary schools, Ivanhoe School, and Ashby School with its associated sixth form. For leisure the surrounding National Forest provides countless opportunities for walking, cycling and outdoor pursuits.



Accommodation Details – Ground Floor

The front door opens directly into the lounge, a bright and welcoming reception room with a feature fireplace and the window to the front elevation brings in natural light. A door then leads through to the dining room, which provides ample space for a family table and additional furniture, with a window overlooking the rear garden. From here, a single doorway leads into the kitchen, which is fitted with a range of modern base and wall units, work surfaces, and an inset sink beneath a side-facing window. A further door gives access to the shower room which is finished in a modern style, with a walk-in shower, WC, and wash basin, complemented by a side facing window for natural light. The kitchen also has the back door for access to the garden.

First Floor

The staircase rises from the dining room to the first floor, where the landing provides access to both bedrooms. The principal bedroom lies to the rear, featuring a large window enjoying views over the garden and beyond and built in store cupboard. The second bedroom, positioned to the front has a window overlooking Derby Road.

Outside

The rear garden is access via a shared entry to the side of No 11 or the door from the kitchen which opens onto a paved courtyard area, leading to a long enclosed rear garden. A walled plot, laid mainly to lawn with a defined seating terrace and a timber summerhouse towards the end of the plot. The garden is fully fenced with mature planting, providing an attractive and private outdoor space.

Agents Note

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

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 are connected to the property. The central heating is gas fired and broadband is available but not currently connect to the property.

Local Authority

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

Council Tax Band – Band A

Energy Rating - D

Howkins & Harrison

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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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