



25 Nottingham Road, Ashby-De-La-Zouch, Leicestershire, LE65 1DL

HOWKINS &
HARRISON

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Ashby-De-La-Zouch,
Leicestershire, LE65 1DL

Guide Price: £435,000

A handsome late-Victorian semi-detached home on Nottingham Road. A credit to the owners, beautifully presented throughout and arranged over three floors. This family home offers over 1300sqft of characterful accommodation blended with thoughtful modern touches. Featuring period features including a bay-fronted façade, elegant cornicing and a Minton-style tiled hallway, complemented by a superb open-plan kitchen/dining room with rooflights, island and a wood-burning stove. Outside, there is driveway parking to the front and a smartly landscaped rear garden with patio seating areas, pergola and timber store.

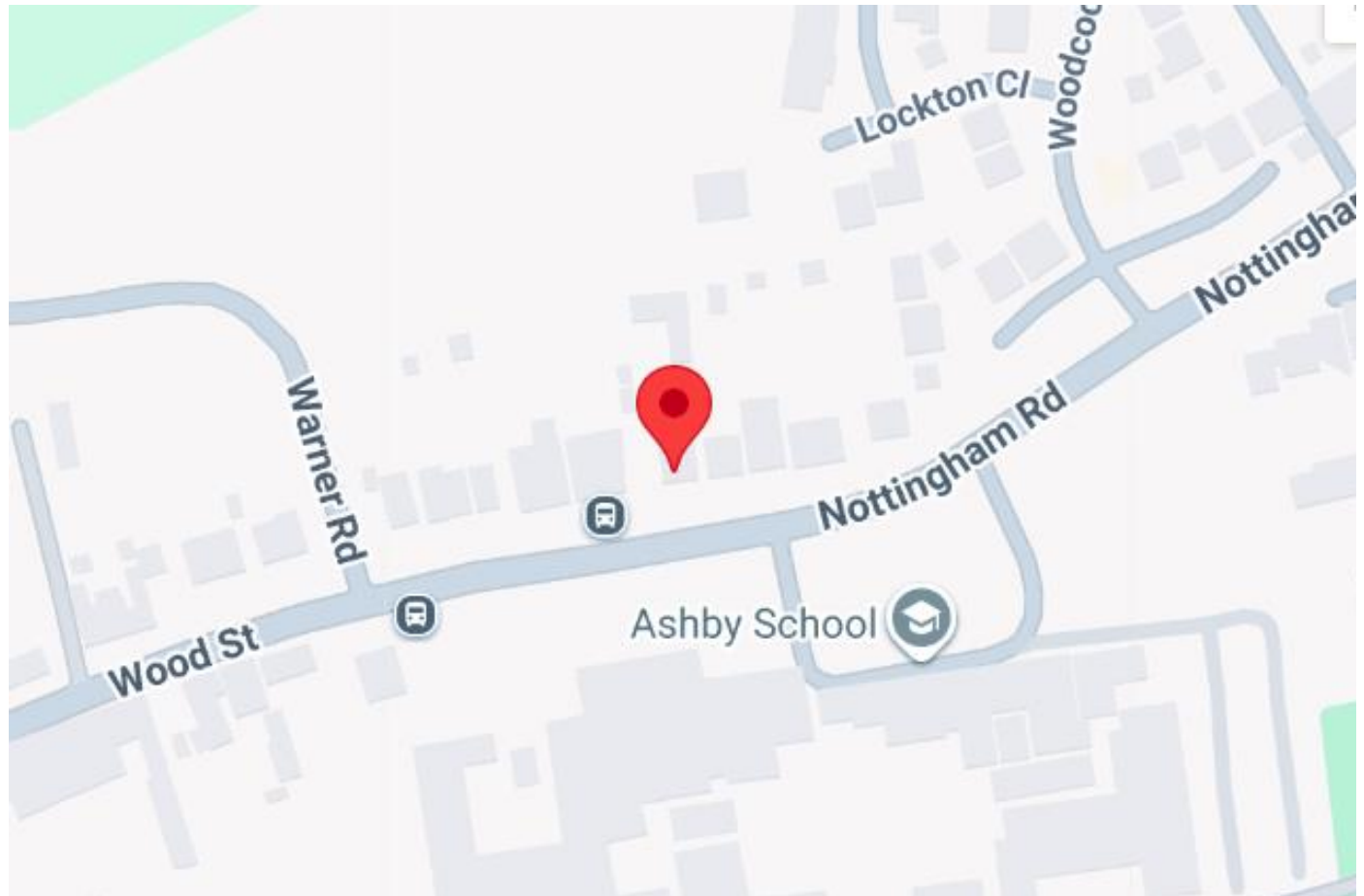
Briefly comprising: entrance hall, sitting room, kitchen/dining/living room, utility room and WC. First floor with master bedroom, bedroom two, bathroom and bedroom three. Second floor converted loft/bedroom four with walk in shower room.



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 into an entrance hall with a decorative dado rail, cornice and traditional Minton-style tiled floor, with staircase rising to the first floor. Off to the right of the hallway lies the sitting room, a charming bay-fronted space featuring bespoke fitted cabinetry and a window seat. The hallway continues through to the rear where a generous kitchen/dining room creates the heart of the home. This beautifully presented open-plan space features an island unit, range recess and a wood-burning stove set within a period fireplace. Rooflights flood the room with natural light, while French doors open directly onto the garden, providing a lovely connection between indoors and out. Finally on the ground floor, a practical utility room includes a side window and work surface with appliance space beneath and a door through to the cloakroom WC.

Upper Floors

On the first floor, the landing gives access to the master bedroom at the front, enjoying the large bay window. Bedroom two is a comfortable double set to the middle, while bedroom three lies to the rear overlooking the garden. The bathroom is tastefully styled with a claw-foot bath, shower over, vanity wash basin and WC.

A further staircase rises to the second floor, where the loft has been transformed currently into a bedroom and is used as a superb principal suite. This bright and inviting room features exposed beams, twin roof windows and built-in storage, together with access to a stylish shower room. (Buyers should note that this loft roof does not have building regulations and it is very unlikely it would be granted retrospectively).





Outside

Externally, the property stands behind a driveway providing off-road parking. To the rear, a neatly landscaped garden offers a lawn, paved seating areas including a pergola, raised planters and a timber garden store, all enclosed to create a private and tranquil setting.

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

- Elegant late-Victorian semi detached family home
- Beautifully styled interior with period detailing
- Minton-style tiled hallway with decorative arch
- Bay-fronted sitting room with bespoke cabinetry
- Stunning open-plan kitchen with island and rooflights
- Three superbly presented double bedrooms & a loft room
- Main bathroom with freestanding claw-foot bath
- Stylish walk-in shower room on 2nd floor
- Landscaped rear garden with pergola seating area
- Private driveway providing off-road parking





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 connected to the property.

Local Authority

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

Council Tax

Band - C

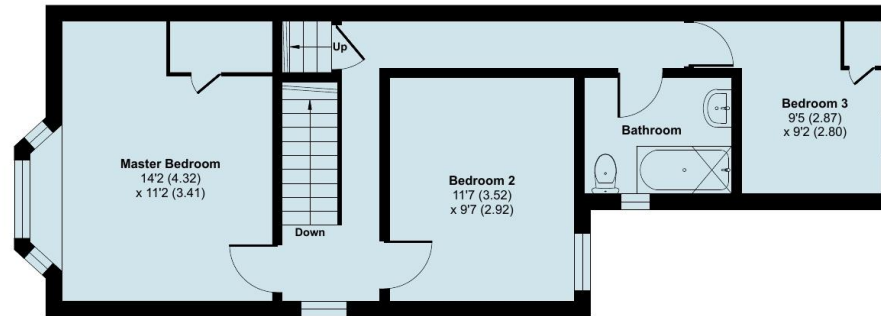
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	77 C
39-54	E		
21-38	F		
1-20	G		



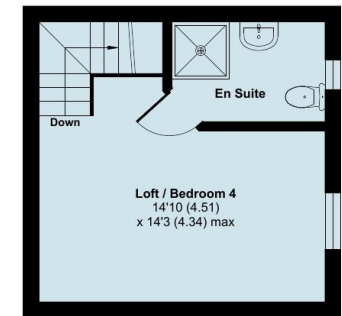
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Approximate Area = 1338 sq ft / 124.3 sq m

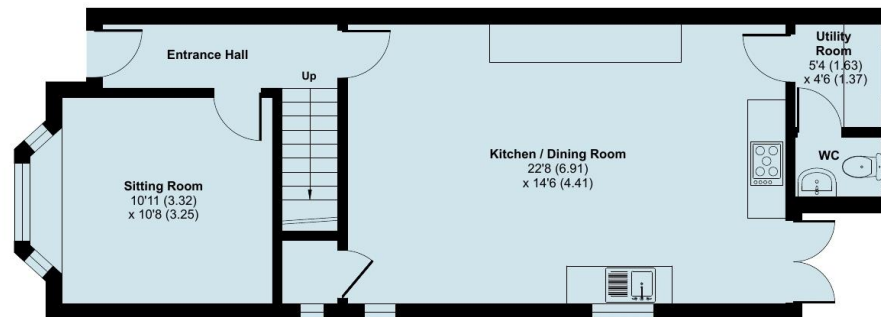
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FIRST FLOOR



SECOND FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Howkins & Harrison. REF: 1369045

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.

Howkins & Harrison

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