



Hendon House  
Kilwardby Street  
Ashby-de-la-Zouch  
LE65 2FR

£375,000

A HANDSOME & DISTINCTIVE Grade 2 listed 3 storey 6 bedroom GEORGIAN TOWNHOUSE of local historical importance offering 3620 Sq Ft of living space with both RESIDENTIAL AND COMMERCIAL OPTIONS, requiring general modernisation throughout & complemented by a PRIVATE REAR GARDEN with off road parking





# Property Features

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- Georgian Town House
- Grade2 Listed
- Requiring Modernisation
- Private Garden
- Parking 2 Cars
- 6 Bedrooms
- 2 Bathrooms
- 3 Reception Rooms
- Kitchen
- Cellar

## Full Description

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Offered to the market for the first time in 100 years, Hendon House has been in the same family for two generations and has been a much loved family home, enjoying the unique Ashby lifestyle of being situated right in the town centre with everything quite literally on your doorstep. With a handsome & distinctive Georgian stucco façade, Hendon House is a Grade2 listed 3 storey town house of 3650 sq ft offering versatile family living, having both residential and commercial options, although requiring substantial modernisation throughout.

With huge potential to further improve, the property is full of inherent charm and character reflective of the period, with period fireplaces, sash windows, high ceilings, an oak return staircase and a vaulted cellar to name but a few. An impressive entrance hall greets you as you enter with the feature staircase rising to the first floor, there are three

reception rooms, breakfast kitchen, utility room, cloakroom/wc. on the first floor are 3 double bedrooms including the master bedroom suite with large dressing room, large family bathroom and laundry room. On the second floor are three further bedrooms including a useful home office/dressing room off one of the bedrooms and a further bathroom.

Fronting onto Kilwardby Street, there is side pedestrian access to the rear and shared rear vehicular access via the McCarthy & Stone entrance to the side leading to two parking spaces to the rear of the property with access into the rear garden. The delightful walled rear garden has been designed & landscaped with much care and attention over the years, with outdoor entertaining at it's heart, enjoying a sunny aspect with a useful laundry room.

You really could not get closer to the hustle & bustle of the town centre, with everything literally on your doorstep! The array of shops, boutiques, coffee houses, restaurants and pubs ensure there is always something to do, with the library, Hood Park leisure centre and Ashby Castle providing interesting leisure pursuits. Ashby lies within the National Forest, with Hick's Lodge and Conkers visitor centre close by, combined with a most strategic position lying on the M42 linking up perfectly with the M1 providing quick and easy access to Birmingham, Tamworth, Loughborough, Burton, Leicester, Nottingham and Derby

**TENURE** The property is Freehold









Total area: approx. 341.0 sq. metres (3670.9 sq. feet)

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements