



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

£565,000

Occupying A GREAT PLOT & POSITION right in the town centre, QUIETLY TUCKED AWAY at the top of Kilwardby Hill, this STYLISH 4 BEDROOM DETACHED family home is the perfect retreat, with a real OPEN PLAN FEEL & a spacious well presented interior, COMPLEMENTED BY A LARGE GARDEN with DOUBLE GARAGE



# Property Features

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- Distinctive Home
- Open Plan
- Stylish Finish
- Excellent Plot
- Town Centre
- 4 Bedrooms
- 2 Bathrooms
- Home Office
- Double Garage
- No Chain

# Full Description

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Perfectly positioned on Kilwardby Hill, just a stones throw from Ashby town centre, you can certainly embrace the lifestyle that living in the town centre offers, with everything quite literally on your doorstep.

This stylish 4 double bedroom detached family home approaching 1700 sq. ft of living space, offers versatile open plan family living, which enjoys a stylish and beautifully presented interior, situated on an excellent mature plot with a large private rear garden, plenty of parking and a new detached double garage.

A welcoming entrance hall awaits as you enter, the open plan living kitchen is very much the heart of the home, skilfully combining three rooms into one, with a wonderful living area with log burner, dining area with bi-fold doors and a bespoke fitted kitchen with integrated appliances all add to

a great entertaining space, the sitting room is perfect for quiet relaxation with its own log burner and the all important study is great for those now working from home. The useful utility room and cloakroom/wc complete the ground floor.

On the first floor are four good sized double bedrooms including the master bedroom with built in wardrobes and en-suite, the main family bathroom completes upstairs.

Outside, set back from Kilwardby Hill with a sweeping tarmac driveway, which gives access to the recently built double garage with electric up and over door. The lawned front garden is a great size and side access leads to the large mature landscaped rear garden with paved patio, ideal for outdoor entertaining.

Kilwardby Hill is superbly positioned right in the town centre, a gentle stroll down the hill, past Holy Trinity Church into the hustle and bustle of Market Street with its many shops, boutiques, restaurants and pubs.

The picturesque Bath grounds are virtually across the road and highly regarded primary schools are close by. Ashby is perfectly placed for ease of access to the M42 leading to many East & West midlands towns and cities, with the beautiful National Forest.

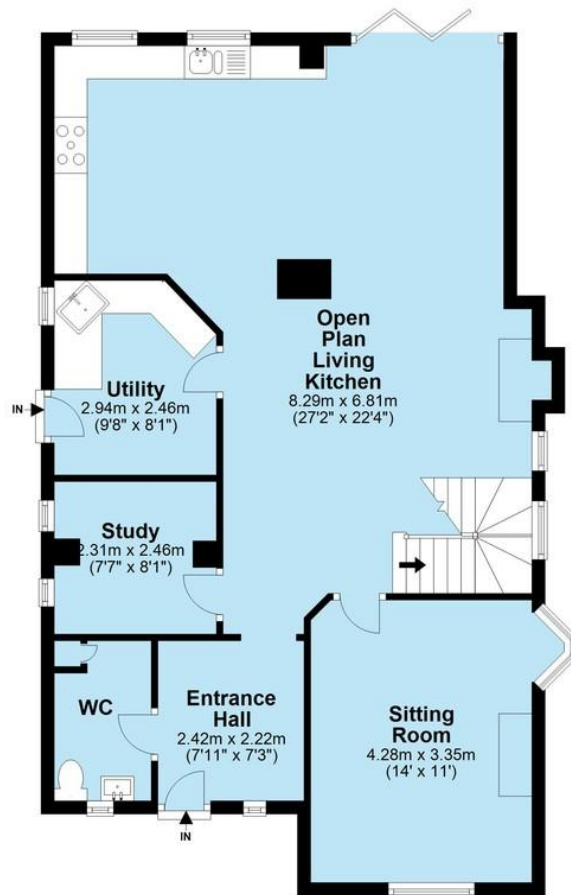
**TENURE** The property is Freehold

**COUNCIL TAX** The property is in Band D

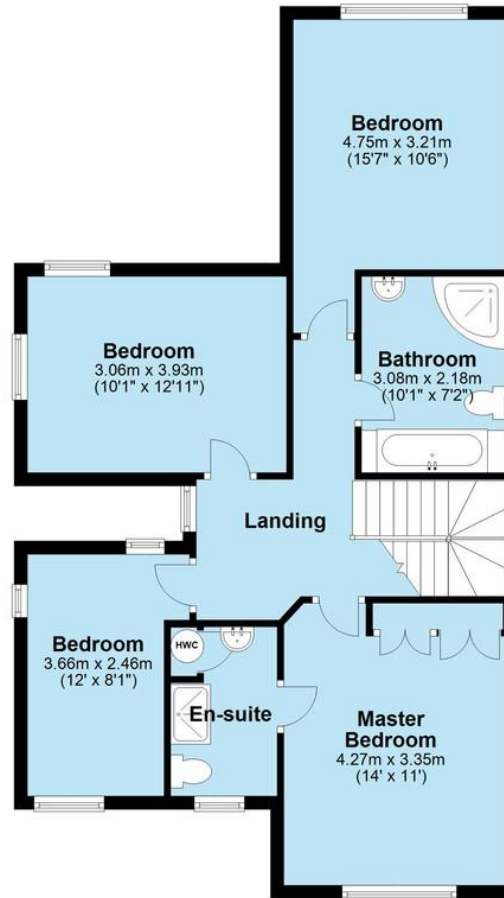




## Ground Floor



## First Floor



Total area: approx. 156.1 sq. metres (1679.8 sq. feet)



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