



Leicester Road, Ashby-De-La-Zouch



5



2



3



£565,000



### Key Features

- Elegant Edwardian Semi-Detached Home with Original Features
- Snug Sitting Room + Family Room
- Spacious Interior with Five Bedrooms and Two Bathrooms
- 22ft Modern Kitchen/Diner + Garden Room
- Cloakroom/W.C.
- Five Double Bedrooms over Three Storeys
- EPC rating D
- Freehold





Welcome to Leicester Road, a splendid Edwardian semi-detached residence nestled in the heart of Ashby-de-la-Zouch. This meticulously maintained three-storey home boasts five spacious bedrooms and two elegant bathrooms, exuding charm with original features like Minton tiled floors and ornate fireplaces, perfectly blended with modern decor.

As you step inside, the entrance hallway, adorned with classic tiled flooring, leads you to the bay-fronted sitting room characterized by high ceilings and exquisite cornices. The generous open plan kitchen/diner, modernized with integrated appliances, flows beautifully into a serene garden room, where French doors reveal a lush 120ft garden—an oasis for relaxation and play.

The first floor presents a bright master bedroom with breathtaking views of Ashby Castle Grounds, complete with a balcony and chic en-suite. Two additional double bedrooms and a classic Victorian-style family bathroom provide ample space for family living. Venture to the second floor to discover two more double bedrooms with stunning vistas.

This rare find comes with off-road parking for two vehicles and approved planning permission for further expansion (Reference:- 24/00765/FUL). Its combination of vintage allure and contemporary comforts, set in a desirable neighbourhood and within reach of local amenities, makes Leicester Road a dream home waiting for its new chapter with you.

Ashby-de-la-Zouch is a picturesque market town located in the heart of Leicestershire, known for its

blend of historic charm and modern conveniences. At its centre stands the iconic Ashby Castle, a historic site that dates back to the 12th century, offering a glimpse into the town's rich medieval past. Residents of Leicester Rd benefit from this proximity, providing an opportunity to explore the ruins and enjoy serene walks around the extensive grounds. This location is ideal for families and history enthusiasts alike, who will appreciate the town's deep-rooted heritage.

The area is well-equipped with an excellent range of local amenities, including shops, supermarkets, cafes, and restaurants, catering to all tastes and preferences. Nearby, the Ashby Farmers Market is held monthly, supplying fresh produce and artisanal goods, supporting local farmers and small businesses. There are also plenty of leisure facilities, including the Ashby Leisure Centre & Lido, offering a variety of activities that promote an active lifestyle. These local offerings ensure that residents have everything they need within a short distance, contributing to a comfortable and convenient living experience.

For those with children or planning a family, the educational facilities in Ashby-de-la-Zouch are commendable, with a selection of highly-rated schools like Ashby School, which is well-respected in the area. This makes it a desirable place for families looking to settle in a community known for academic excellence

Don't miss this opportunity to own a piece of Ashby's historic charm. Contact our team to arrange your viewing today!





## ACCOMMODATION

### PORCH

### ENTRANCE HALLWAY

SITTING ROOM 3.44m x 4.81m (11'4" x 15'10")

FAMILY ROOM 2.6m x 4.22m (8'6" x 13'10")

KITCHEN DINER 3.04m x 6.88m (10'0" x 22'7")

GARDEN ROOM 2.76m x 2.89m (9'1" x 9'6")

CLOAKROOM/W.C.

### FIRST FLOOR ACCOMMODATION

BEDROOM ONE 4.6m x 4.8m (15'1" x 15'8")

BEDROOM TWO 3.04m x 4m (10'0" x 13'1")

BEDROOM THREE 2.62m x 4.22m (8'7" x 13'10")

SEPARATE W.C.

BATHROOM



## SECOND FLOOR ACCOMMODATION

**BEDROOM FOUR** 3.98m x 4.62m (13'1" x 15'2")

**BEDROOM FIVE** 3.45m x 3.61m (11'4" x 11'10")

### COUNCIL TAX BAND:-

The property is believed to be in council tax band: E

### HOW TO GET THERE:-

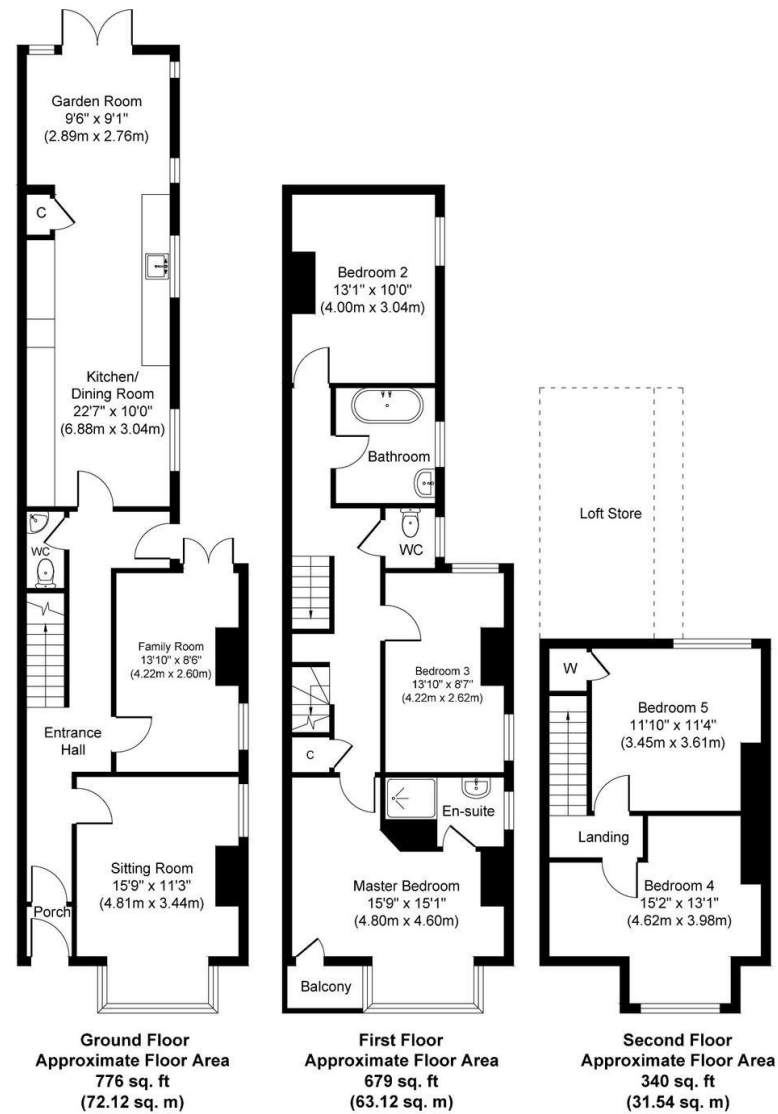
Postcode for sat navs: LE65 1DD

### PLEASE NOTE:-

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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

