



Derby Road, Ashby-De-La-Zouch

 2  1  1

Freehold

£185,000



Key Features

- Charming Two-Bed Mid-Terrace Period Home
- Traditional Features and Modern Amenities
- Cozy Sitting Room | Separate Dining Room
- Modern Galley Kitchen
- Two Double Bedrooms
- Stylish Three Piece Bathroom
- EPC rating D





Welcome to Derby Rd, Ashby-de-la-Zouch - a charming mid-terrace period home that perfectly blends traditional charm with modern amenities, just a short stroll from the town centre and local primary school. Featuring two generously sized double bedrooms and a beautifully styled three-piece bathroom, this property is an ideal choice for first-time buyers or investors.

The living space boasts a cozy sitting room with a delightful coal effect gas fire, perfect for relaxing evenings. The separate dining room is bathed in natural light, with an open chimney recess adding character and charm. Adjoining is the sleek galley kitchen, complete with dark chic cabinets and white countertops that complement the modern aesthetic seamlessly.

Outside, you'll find a low-maintenance paved rear garden, ideal for easy outdoor entertaining or relaxation, surrounded by sturdy fencing for privacy.

This delightful home is offered with no upward chain. Don't miss this opportunity - contact NEWTON FALLOWELL Ashby to arrange a viewing today!

Ashby-de-la-Zouch is a charming market town located in North West Leicestershire, renowned for its rich history and vibrant community atmosphere. The town offers a distinctive blend of period architecture, quaint streets, and modern amenities, making it an appealing setting for both families and individuals alike. As a former spa town, Ashby-de-la-Zouch provides an array of leisure activities, including the remarkable Ashby Castle, a historical site where you can step back in time and explore the ruins that tell stories of yesteryears. Additionally, the town's bustling high street is home to a mix of boutique shops, delightful cafes, and traditional pubs, ensuring plenty of choice for shopping and dining enthusiasts.

Families will find Ashby-de-la-Zouch particularly appealing due to its excellent educational facilities. The town is served by well-regarded primary and secondary schools, including Ashby School, which has a strong reputation for academic success and student support. Proximity to the local primary school is an added advantage of residing in this area, easing school-run logistics and promoting a sense of community among students and parents alike. Moreover, the availability of various sports clubs and cultural activities ensures that children and teenagers have access to extensive extracurricular opportunities.

For outdoor enthusiasts, Ashby-de-la-Zouch is surrounded by beautiful parks and nature reserves, offering residents the chance to enjoy leisurely walks, picnics, and other outdoor activities. The National Forest is on the doorstep, providing an expansive area for hiking, cycling, and bird-watching, contributing to an enviable lifestyle balance between town and country living. The local leisure centre also supports active lifestyles with its swimming pool, fitness classes, and sports facilities.

ACCOMMODATION

SITTING ROOM
3.76 x 3.29

DINING ROOM
3.66 x 3.34

GALLEY KITCHEN
4.31 x 1.89

FIRST FLOOR ACCOMMODATION

BEDROOM ONE
3.72 x 3.30

BEDROOM TWO
3.34 x 2.70

BATHROOM
2.74 x 1.86

COUNCIL TAX BAND:-

The property is believed to be in council tax band: 'A'

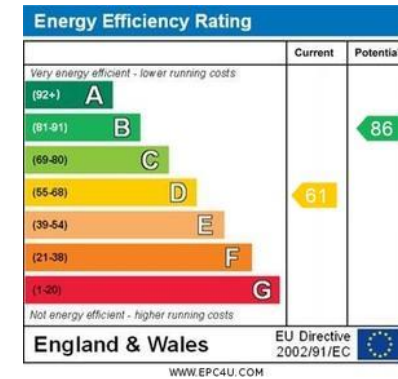
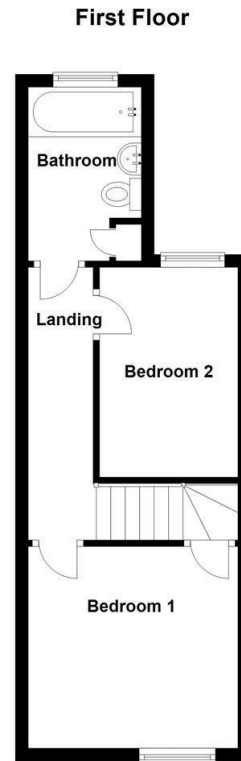
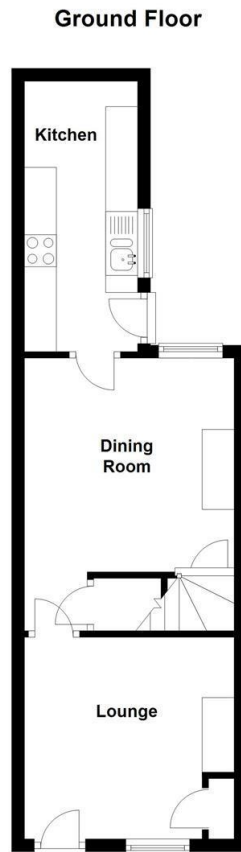
HOW TO GET THERE:-

Postcode for sat navs: LE65 2HE

PLEASE NOTE:-

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

Floorplan



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