



Smisby Road, Ashby-De-La-Zouch



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2

£299,950



Key Features

- Beautifully Updated Period Home with High Ceilings, Original Fireplaces and classic Minton Tiles
- Stunning Open-Plan Kitchen, Living and Dining Area
- Sleek Grey Cabinets and Modern Appliances
- Cosy Lounge + Wood Burning Stove
- Three Bedrooms
- Luxurious Bathroom with a Roll-top Bath and Walk-in Shower
- EPC rating C





Welcome to Smisby Road, a charming period terrace house that combines timeless character with modern conveniences in the heart of Ashby-de-la-Zouch. This beautifully updated home boasts high ceilings, original fireplaces, and classic Minton tiles, paired seamlessly with stylish contemporary touches.

Step through the elegant arched entrance into a stunning open-plan space where the kitchen, living, and dining areas blend effortlessly. The sleek kitchen features deep grey cabinetry, modern appliances, and a statement tall radiator, while the living space invites relaxation with its generous setup, perfect for hosting or unwinding. Convenient extras like a boot room and a clever "loo-tility" area add practicality for modern living.

Upstairs, discover three bedrooms offering flexibility for family or work-from-home needs, complemented by an exquisite family bathroom reminiscent of a boutique hotel, complete with a luxurious roll-top bath and walk-in shower.

The outdoor area includes a lush garden with patio spaces ideal for sun-soaked afternoons, and off-road parking for two cars ensures convenience.

This home doesn't just tick the boxes—it tells a story of elegance and thoughtful updates. A must-see for those looking for a forever home with both soul and substance. Contact our Ashby team for a viewing today.

Nestled in the charming town of Ashby-de-la-Zouch, Smisby Road offers more than just a stunning residence—it's a gateway to a vibrant community rich in history and convenience. This desirable location is perfect for families and professionals alike, boasting excellent local schools and strong transport links. With swift access to major roads such as the A42 and M42, commuting to nearby cities such as Birmingham, Leicester, and Nottingham is both quick and convenient, making it an ideal spot for those balancing work and leisure.

Living in Ashby-de-la-Zouch means enjoying the best of both worlds—quiet, residential streets complemented by a lively town centre filled with an array of amenities. Just a short stroll from your doorstep, you'll find an eclectic mix of independent boutiques, traditional pubs, and contemporary cafes. Cultural enthusiasts will appreciate the town's rich history, featuring attractions such as the Ashby Castle ruins, which offer insight into the area's medieval past and serve as a picturesque setting for leisurely weekend picnics and strolls.

For outdoor enthusiasts, Ashby-de-la-Zouch is surrounded by natural beauty, providing numerous opportunities for walking, cycling, and exploring. The close proximity to the National Forest allows residents to indulge in lush woodland, trails, and recreational activities. Meanwhile, nearby Staunton Harold Reservoir is perfect for those interested in water sports or simply enjoying a serene day by the water.

Community spirit thrives in Ashby-de-la-Zouch, with various local events and festivals throughout the year fostering a friendly and vibrant atmosphere. One of the highlights is the annual Ashby Statutes, a centuries-old fair that brings cheerful rides and stalls to the town, much to the delight of residents of all ages. This sense of belonging and local pride truly enhances the appeal of the area, offering a welcoming environment for newcomers.

ACCOMMODATION

ENTRANCE HALLWAY

LIVING ROOM 4.56m x 3.72m (15'0" x 12'2")

DINING/LIVING AREA 4.75m x 3.83m (15'7" x 12'7")

KITCHEN 3.29m x 2.8m (10'10" x 9'2")

CLOAKROOM/W.C. 1.68m x 1.49m (5'6" x 4'11")

REAR HALLWAY

FIRST FLOOR ACCOMMODATION

BEDROOM ONE 3.8m x 3.63m (12'6" x 11'11")

BEDROOM TWO 3.83m x 2.55m (12'7" x 8'5")

BEDROOM THREE 2.7m x 1.79m (8'11" x 5'11")

BATHROOM 2.97m x 2.82m (9'8" x 9'4")

COUNCIL TAX BAND:-

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

HOW TO GET THERE:-

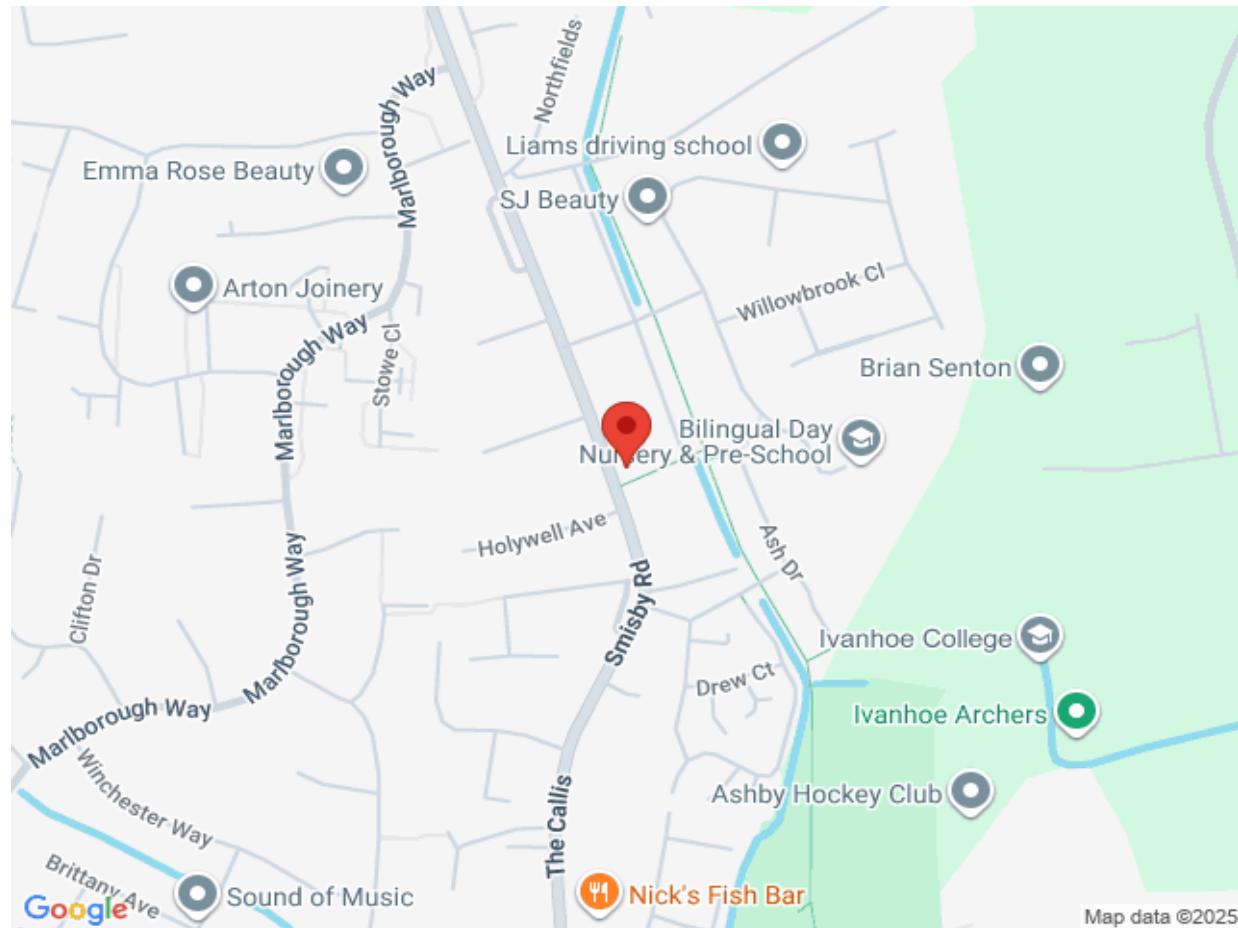
Postcode for sat navs: LE65 2JL

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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		