



Burton Road, Ashby-De-La-Zouch



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£385,000



Key Features

- Charming Two-Bedroom Semi-Detached Home Near Ashby Market Town
- Blending Period Features with Modern Amenities
- Refurbished Interiors Include a Stylish Shaker-Style Kitchen
- Integrated Appliances Included
- Features Two Reception Rooms Offering Traditional Charm
- Two Double Bedrooms + En-Suite + Bonus Loft Room
- EPC rating D
- Freehold





Welcome to Burton Road, Ashby-de-la-Zouch, a captivating blend of period charm and modern luxury. This striking two-bedroom semi-detached residence is ideally positioned just a short stroll from the lively Ashby market town. The property has been beautifully refurbished, seamlessly marrying traditional elements like high ceilings and decorative cornice with contemporary comforts.

As you enter, you are greeted by a cosy bay-fronted lounge featuring a stone fireplace and herringbone flooring, perfect for intimate gatherings. The adjacent spacious sitting room exudes warmth and elegance, boasting oak-glazed doors and convenient access to a chic cloakroom/w.c. The heart of this home is the expansive kitchen/diner, adorned with sophisticated shaker-style navy cabinets, marble-like resin countertops, and top-tier appliances, encouraging culinary creativity and social dining. French doors lead from the kitchen to a sunlit, landscaped garden, ideal for alfresco entertaining.

Ascend to the first floor to find two generously sized double bedrooms, with the second bedroom offering an en-suite shower room. A luxurious four-piece family bathroom, complete with a freestanding roll-top bathtub and shower enclosure, provides a spa-like retreat. The versatile landing also serves as a practical study space. A bonus loft room on the second floor reveals exposed beams and vaulted ceilings, adding character and potential to this charming abode.

Outside, a neatly walled front garden sets a welcoming tone. The south-facing rear garden is a private sanctuary, featuring an extensive paved patio, lush lawns, and vibrant flower borders. A single garage, a workshop, and off-road parking offer practicality without compromising aesthetics.

For those seeking a home with heritage and heart, perfectly located near Ashby's vibrant hub, this property is a must-see sanctuary.

Ashby-de-la-Zouch is a charming market town situated in the heart of Leicestershire, renowned for its rich history and picturesque landscapes. Residents of Burton Road enjoy the convenience of being just moments away from the town centre, where a bustling market attracts visitors for its diverse range of stalls offering fresh produce, artisan foods, and unique crafts. The streets of Ashby are lined with an array of independent shops, quaint cafes, and traditional pubs, providing a warm and welcoming atmosphere for locals and newcomers alike.

The area is highly desirable for families and professionals due to its excellent transport links. Just off the A42, Ashby-de-la-Zouch is well-connected to larger cities such as Leicester, Birmingham, and Nottingham, making it an ideal location for commuting. Additionally, the nearby East Midlands Airport offers convenient options for both domestic and international travel. The local schools boast impressive Ofsted ratings, making it an appealing area for families seeking quality education for their children.

Outdoor enthusiasts will appreciate the proximity to the National Forest, where an array of walking and cycling trails await exploration. The scenic local parks and green spaces, including Ashby Castle and the surrounding grounds, offer plenty of opportunities for leisurely strolls and picnics during the warmer months. Ashby Leisure Centre and Lido is just a short distance from the property, providing superb facilities for fitness and relaxation, including a swimming pool, gym, and various sports activities.

Community spirit thrives in Ashby-de-la-Zouch, with numerous local events and festivals throughout the year, such as the Ashby Statutes Fair and the Ashby Arts Festival, fostering a strong sense of belonging and camaraderie among residents. The town's heritage is celebrated with a number of historical sites, including the Ashby Museum and the ruins of Ashby Castle, which proudly overlook the town, offering a glimpse into its storied past.

ACCOMMODATION

ENTRANCE PORCH 0.92m x 0.79m (3'0" x 2'7")

ENTRANCE HALLWAY 3.6m x 0.92m (11'10" x 3'0")

SNUG LOUNGE 3.46m x 3.17m (11'5" x 10'5")

SITTING ROOM 4.25m x 3.57m (13'11" x 11'8")

CLOAKROOM/W.C.

STYLISH KITCHEN/DINER 7.58m x 2.47m (24'11" x 8'1")

FIRST FLOOR ACCOMMODATION

BEDROOM ONE 4.23m x 3.45m (13'11" x 11'4")

BEDROOM TWO 2.79m x 2.51m (9'2" x 8'2")

EN-SUITE SHOWER 2.51m x 1.74m (8'2" x 5'8")

FOUR PIECE FAMILY BATHROOM 2.89m x 2.05m (9'6" x 6'8")

SECOND FLOOR ACCOMMODATION

LOFT ROOM 4.17m x 3.72m (13'8" x 12'2")

SINGLE GARAGE 4.97m x 3.2m (16'4" x 10'6")

WORKSHOP 4.87m x 1.8m (16'0" x 5'11")

COUNCIL TAX BAND:-

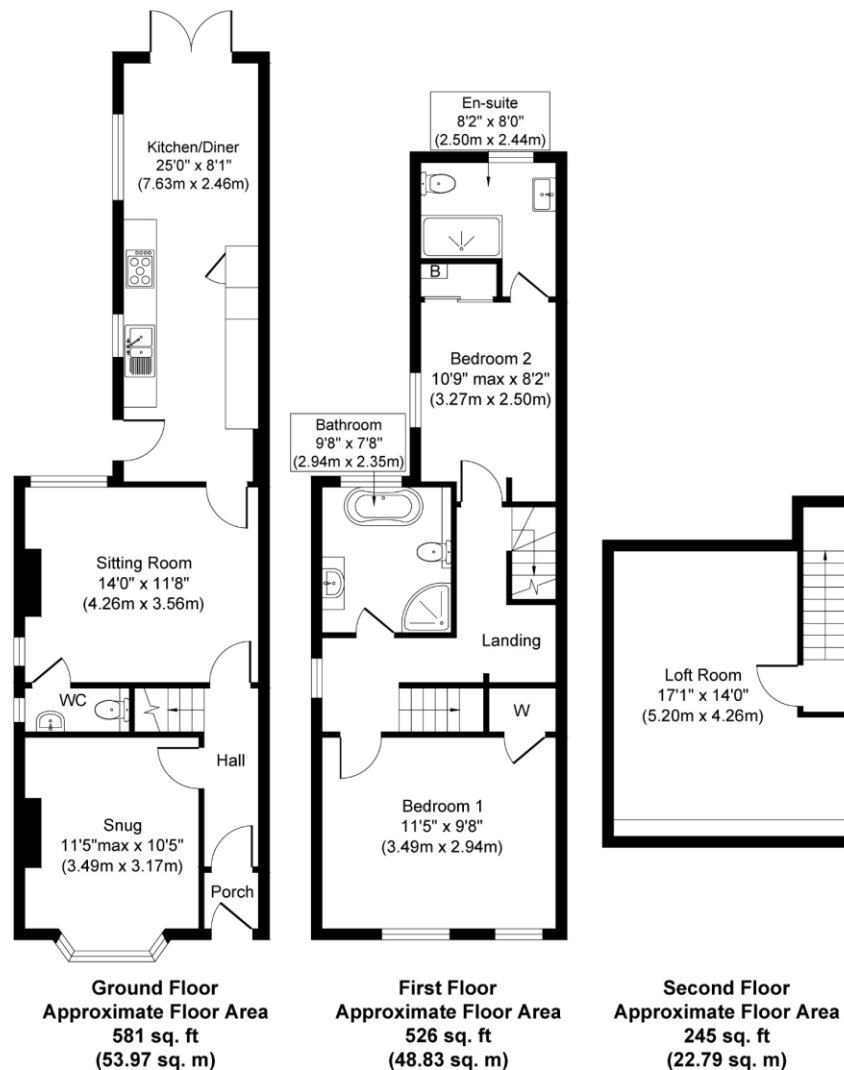
The property is believed to be in council tax band: C

HOW TO GET THERE:-

Postcode for sat navs: LE65 2LF

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		
69-80	C		80 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		