

# Leicester Road

Ashby-de-la-Zouch, LE65 1DA

John German









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Price range £400,000 - £410,000

Number 27 is a stunning period semi-detached home, thoughtfully extended and beautifully presented. Ideally located within walking distance of the town's many amenities, local schools, and the historic St. Helen's Church, this exceptional property offers both style and convenience. Spanning 1,036 sq. ft. and boasting over 200 feet of garden, this is a home not to be missed.



Experience the charm of life in the historic market town of Ashby, where strolling into town along scenic pathways leads you to a bustling high street brimming with coffee shops, boutiques, restaurants, and bars. One of the town's many delights is the renowned Taylor's butchers, with queues stretching around the block on weekends. Indulge in a pizza and cocktail at Zamani's or cozy up at The Tap at No. 76 on a cold winter's evening, where seating around the log-burning stove creates a welcoming atmosphere. A walk through Bath Grounds is a pleasure in any season, and in summer, the distinctive sound of willow on leather fills the air as families gather for picnics. The town's rich history is embodied in the magnificent Ashby-de-la-Zouch Castle, adding to its timeless appeal. Strategically located in the heart of The National Forest, Ashby is ideally positioned for commuters, with convenient access to the M42 and M1, linking to towns and cities across the East and West Midlands. For leisure and outdoor activities, Calke Abbey, Staunton Harold, Conkers, Moira Furnace, and Hicks Lodge offer a wealth of opportunities to explore and enjoy.

Set beneath a charming canopy porch, the UPVC entrance door, adorned with stained glass leaded inserts, welcomes you with a beautiful play of colour as light filters through. To the side, matching windows further enhance the entrance, creating a warm and inviting first impression. Step inside to the reception hallway, where a staircase rises to the first floor. Beneath the stairs, a useful guest's cloakroom with a WC and wash hand basin provides added convenience. The hallway is framed by original solid wood doors, lovingly stripped back to showcase their timeless character. Your first reception room is a wonderfully bright and airy east-facing sitting room, bathed in morning sunlight. A curved bay window, complete with a fitted window seat, adds to the charm, while a living flame gas fire provides a cosy focal point, accompanied by a stylish built-in dresser-style cabinet. At the end of the hallway, you'll catch a glimpse of the extended kitchen, drawing you in with its inviting atmosphere. This beautifully designed space features an array of base and wall cabinets wrapping around two sides, all finished in a classic 'in-frame' Shaker style with complementary countertops. The inset one-and-a-half bowl stainless steel sink with a mixer tap sits beneath a window and skylight, offering lovely views over the rear garden. The kitchen is fully equipped with high-quality Neff appliances, including a double oven and induction hob, while a Bosch washing machine and dishwasher are thoughtfully included in the sale. The part-vaulted ceiling, complete with an inset skylight, adds a sense of openness and light. Adjacent to the kitchen is the impressive extended open-plan dining and family room, designed for both comfort and style. With attractive flooring underfoot and a part-vaulted ceiling with a skylight above, this space feels bright and contemporary. Bi-fold doors seamlessly connect the indoors to the gardens and lawn beyond, perfect for entertaining or simply enjoying the view. A cosy family sitting area is set around a striking living flame gas fire with a period reclaimed fire surround, adding character and warmth.

From the reception hallway, the staircase leads up to a welcoming landing, where a side window allows natural light to filter in. Original panel doors lead to three well-appointed bedrooms and a family bathroom. The principal bedroom is a standout feature of the home, with its wide curved bay window offering picturesque views of the mature trees and the historic old school building opposite. Sunlight floods the room in the morning, creating a bright and uplifting atmosphere. The added benefit of fitted wardrobes along one wall provides ample storage. The family bathroom is elegantly appointed with a traditional white suite, featuring a bath with a mains-powered shower overhead, enclosed by a glazed shower screen with full-height tiling. A large heritage-style pedestal wash hand basin, WC, and a ladder-style towel radiator ensure both comfort and practicality, keeping the space warm and inviting. Bedroom two, located at the rear of the property, is another generously sized double room, offering a peaceful retreat. A large UPVC double-glazed window frames lovely views over the rear garden.

Outside, the property enjoys a slightly elevated position, set back from the road behind a boundary wall and a neatly planted lawn. A gravel driveway provides off-road parking and leads to the side of the house, granting access to the detached garage at the rear, where additional gravel parking and a turning area can be found.

This thoughtfully extended and beautifully presented home offers a perfect balance of period charm and modern convenience, all within easy reach of the town's many amenities.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Please note:** It is common for property Titles to contain Covenants; a copy of the Land Registry Title is available to view on request. It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:** Standard. **Parking:** Drive

**Electricity supply:** Mains. **Water supply:** Mains. **Sewerage:** Mains. **Heating:** Gas.

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

**Local Authority/Tax Band:** North West Leicestershire District Council / Tax Band C

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/03032025

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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area<sup>(1)</sup>  
1217.42 ft<sup>2</sup>  
113.1 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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## Agents' Notes

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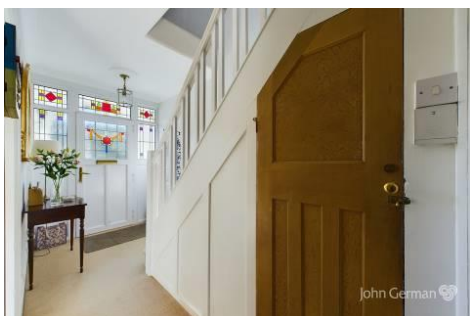
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



## John German

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