Smisby Road

Ashby-de-la-Zouch, , LE65 2JL









Welcome to a home that effortlessly blends period grandeur with modern lifestyle living - a beautifully appointed, four-bedroom residence set in a highly sought-after location, just moments from Hood Park and the vibrant town centre.

Step through the front door into a striking period hallway where the original Minton tiled floor, ornate comicing, and three-quarter height picture rail immediately capture the home's time less charm. Original doors lead off from this graceful space, setting the tone for what's to come.

To your left, the principal sitting room offers a serene retreat. Bathed in natural light from the impressive walk-in bay window, this generous space is framed by bespoke cabinetry and a cast-iron fireplace with a tiled hearth - a sophisticated focal point. Beautiful detailing continues with ornate ceiling comices and % height picture rail. warmth.

Flowing seamlessly from the hallway is the spectacular open-plan living and entertaining space - a true heart of the home. The family sitting a rea features dual-aspect windows and a characterful exposed brick fireplace with a raised quarry-tiled hearth. Oak flooring runs underfoot, unifying the room's three distinct zones.

The generous dining area is ideal for gathering family and friends, while the contemporary kitchen is a chef's dream. High-gloss cabinetry, timber worktops, and integrated appliances - including a gas hob, stainless steel extractor, double oven, dishwasher, washing machine, and fridge freezer - offer sleek functionality. A fitted breakfast bar invites relaxed mornings, and French doors open onto the first of two stylish patio a reas.

The first floor hosts a stunning principal bedroom spanning the full width of the property. With two front-facing windows, high ceilings, a panelled feature wall, and a decorative cast-iron fire place, it offers the perfect blend of space and style. A second generously sized bedroom enjoys dual-aspect windows with peaceful views over the rear garden.

The luxurious family bathroom is a sanctuary in itself - beautifully designed with a freestanding roll-top bath, telephonic mixer tap, pedestal wash basin, WC, and an oversized quadrant shower with rainfall and handheld options. Metro-style tiling and a period-style towel radiator complete the space to an exceptional standard.

A further staircase leads to the second floor where two additional bedrooms benefit from skylights that fill the rooms with natural light. A contemporary shower room with a vanity basin, WC, and sleek wet-room style shower completes the top level - ideal for guests or growing families.

French doors from the kitchen lead to a beautifully landscaped patio that wraps around to the side of the home - perfect for enjoying sunshine at any time of day. Steps descend to an artificial lawn and a fabulous garden bar, setting the scene for unforgettable summer gatherings. Beyond the garden lies a gravel driveway providing off-road parking for two vehicles, with rear access via a footbridge across the Gilwiskaw Brook, offering a picturesque walk into the park and town centre.

 $Agents \ note: It is \ common for property \ Titles \ to \ contain \ Covenants, \ a \ copy \ of \ the \ Land \ Registry \ title \ is \ available \ to \ view \ on \ request.$

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

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard **Parking**: Off street **Electricity supply**: Mains **Water supply**: Mains **Sewerage**: Mains **Heating**: Gas (Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Fibre

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 B
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA16042025

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

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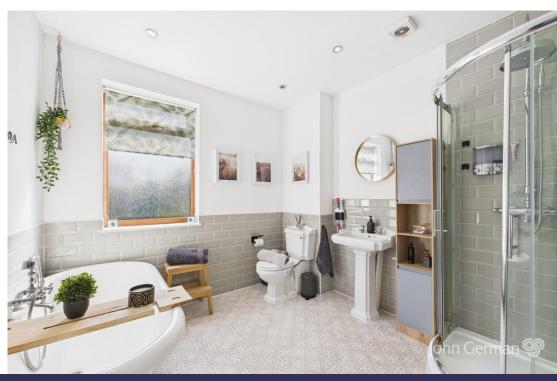
















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Approximate total area⁽¹⁾ 1268.96 ft² 117.89 m²

Reduced headroom

53.43 ft² 4.95 m²

(1) Excluding balconies and terraces

Reduced headroom ----- Below 5 ft/1.5 m

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 are based on RICS IPMS 3C standard.

GIRAFFE360

Floor 2



Agents' Notes

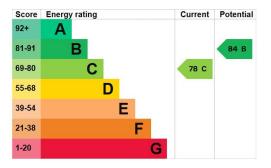
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