

# Smisby Road

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

John  
German









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£325,000

This exceptional four-bedroom period home is a masterclass in timeless design and modern living. From its striking original features and thoughtfully reimaged interiors to the beautifully landscaped garden and private off-road parking, every detail has been curated to offer effortless style, comfort and versatility. Ideal for discerning buyers seeking space, sophistication, and a truly special setting just moments from Hood Park and the town centre.



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 cornicing, and three-quarter height picture rail immediately capture the home's timeless 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 cornices and ¾ height picture rail.

Flowing seamlessly from the hallway is the spectacular open-plan living and entertaining space - a true heart of the home. The family sitting area 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 areas.

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 fireplace, 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](http://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.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AMLID verification and proof of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1<sup>st</sup> March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.









Ground Floor



Floor 1



Floor 2

**Approximate total area<sup>(1)</sup>**

1268.96 ft<sup>2</sup>

117.89 m<sup>2</sup>

**Reduced headroom**

53.43 ft<sup>2</sup>

4.95 m<sup>2</sup>

(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**





### Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, 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. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

### Referral Fees

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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