

# Smisby Road

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

John   
German









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£315,000

Charming period home with stylish modern updates, featuring open-plan living, log burner, stunning bathroom, cellar with PIV system, and generous garden with double-width drive. Ideally located on sought-after Smisby Road — character, comfort, and space in one perfect package.



Looking for a home that feels like you've arrived the moment you step through the door? This beautifully updated period property on Smisby Road could be just the one. It's full of character - think high ceilings, original fireplaces, and those gorgeous old tiles in the hallway - but with all the modern things that make life

You step up under the canopy, through the lovely arched entrance - and already, it feels special. Open the composite door and you're greeted by a classic Minton tiled hallway. It's the kind of entrance that says "welcome home" and sets the tone for what's inside.

**The Heart of the Home** - A stunning open-plan kitchen, living and dining space. This is where life happens - whether it's laid-back weekend breakfasts, evening dinners with friends, or simply relaxing with a good book. The whole space flows beautifully thanks to stylish and hard-wearing Karmean flooring, with room for a large family sofa, a generous dining table, and access to the cellar below - which is practical and well-managed with both a PIV system and sump pump in place. The kitchen itself is sleek and contemporary, with deep grey cabinets wrapping around the room and light countertops that give a bright, airy feel. An induction hob, oven, extractor hood, integrated dishwasher, fridge freezer, and a statement tall radiator make this space both functional and fabulous. Off the kitchen, there's a useful boot room entrance - perfect for muddy shoes and everyday comings and goings - as well as a cleverly designed "loo-tility" with a WC and space for a washing machine and tumble dryer, keeping the clutter of daily life neatly tucked away.

At the front of the house, the sitting room is an inviting retreat. High ceilings, original cornicing, and painted floorboards bring character and calm, while a log-burning stove with tiled hearth and beam creates a stunning focal point. Fitted cabinets and shelving sit either side of the chimney breast, and a large walk-in bay window with plantation shutters allows light to flood the room. A living space that feels elegant without being formal.

Upstairs, the sense of space continues. The main bedroom is a generous king-size with a beautiful period fireplace and views over the rear garden. Two further bedrooms offer flexibility for guests, family, or working from home - all served by a truly spectacular family bathroom. This space is designed to impress, with a freestanding roll-top bath with claw and ball feet, a large walk-in shower featuring a rainfall head, a WC, and a repurposed chest of drawers reimagined as a vanity unit, complete with a countertop wash bowl and mixer tap. The high ceilings and tasteful finishes give this room a boutique hotel feel.

Step outside and you'll find a generous rear garden - mostly laid to lawn, with two separate patio areas that catch the sun throughout the day. It's a perfect space for entertaining, playing, or simply relaxing in peace. A double-width driveway provides off-road parking for two cars with ease which means no more street parking stress.

This is a home that does n't just tick boxes - it tells a story. A story of beautiful original features, of thoughtful modern updates, and of a space that just feels right from the moment you walk in. If you're looking for a forever home with soul, style, and substance, this one is well worth a closer look.

**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 road **Electricity supply:** Mains **Water supply:** Mains **Sewerage:** Mains

**Heating:** Mains 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/>

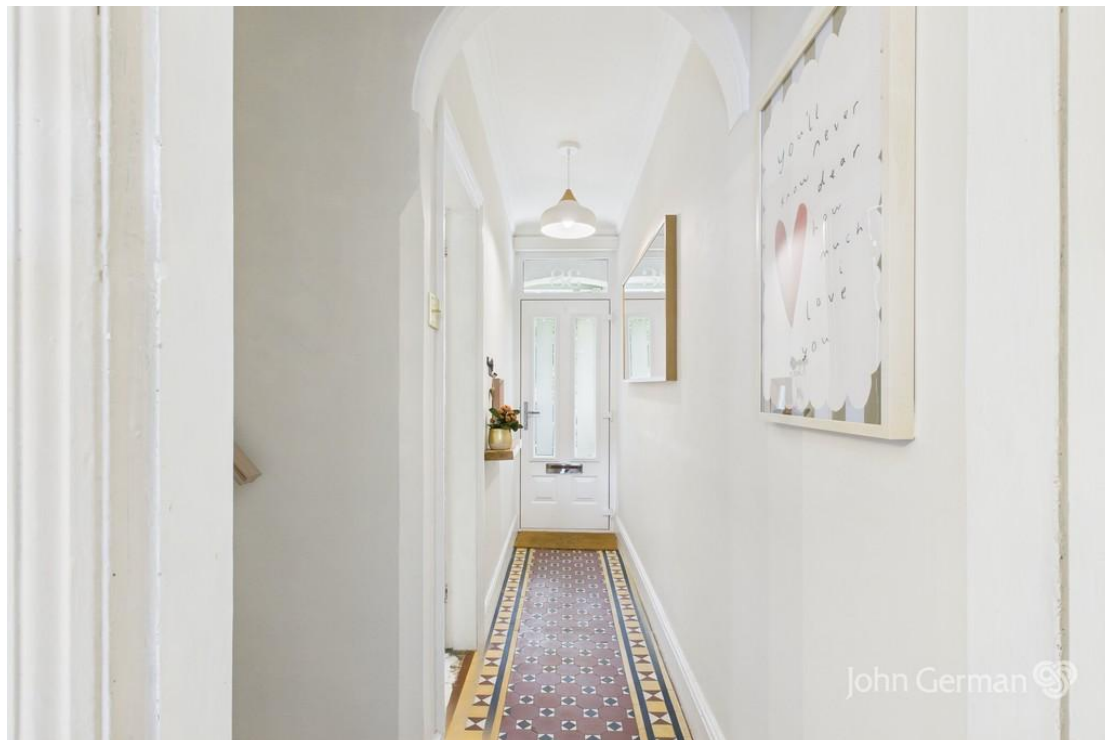
**Local Authority/Tax Band:** North West Leicestershire District Council / Tax Band B

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

**Our Ref:** JGA09062025

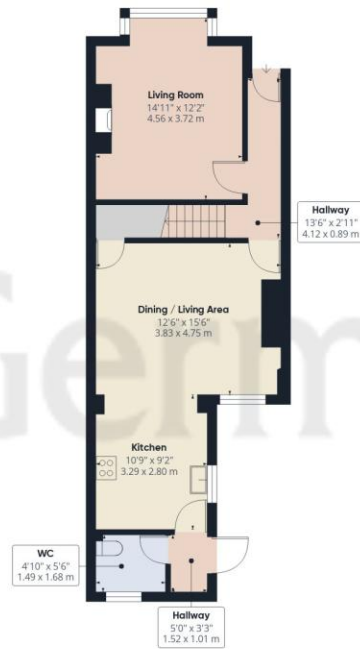
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We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. 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









Ground Floor

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

1040 ft<sup>2</sup>

96.6 m<sup>2</sup>



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



### 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		87 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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