

Moira Road

Ashby-de-la-Zouch, LE65 2GB

John
German





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£375,000

Charming period home in a sought-after Ashby location, offering spacious living, original features, extended kitchen, stylish bathroom, and three bedrooms. With a stunning south-facing garden and potential to extend, it's a perfect blend of character, comfort, and opportunity.



John German

Welcome to 25 Moira Road - a charming period home that beautifully blends original character with space, privacy, and exciting potential. Set on a tree-lined street in one of Ashby-de-la-Zouch's most sought-after areas, this home offers the best of both worlds: peace and privacy with the convenience of being just a short stroll from the town centre. Step into the rear garden and you're suddenly in your own secluded retreat - it feels more like countryside than town.

The house makes a wonderful first impression. The arched entrance porch, complete with original Minton tile flooring, leads into a bright and welcoming hallway with coving to the ceiling. There's even a cloakroom tucked away under the stairs - ideal for guests. To the right, the bay-fronted sitting room offers a warm, cosy atmosphere with fitted shelving and a gas fire. It's a lovely spot to relax with a book or catch up with friends. Moving through the house, the extended kitchen stretches offering a great range of base and wall units, with matching worktops, and a one-and-a-half bowl sink positioned perfectly under the window - the view over the garden makes everyday chores a pleasure. There's space here for your cooker, fridge-freezer, washing machine, and more, and a back door opens straight onto the garden. Adjacent to the kitchen, the second reception room impresses with its high ceilings, feature fireplace, and elegant coving. It flows into a bright dining area thanks to a thoughtful extension, where a large picture window frames those beautiful, mature rear gardens. If you're thinking ahead, there's definite potential to open up this whole space into a larger, modern open-plan kitchen/living area - subject to planning permission, of course.

Upstairs, three bedrooms await. The principal bedroom sits at the rear and enjoys peaceful garden and countryside views. It's a generous king-sized space with coving and a feature fireplace that adds a real touch of character. The second bedroom is also a spacious double with lovely natural light, while the third a great single has been enlarged by borrowing a little space from next door, creating a much more versatile third bedroom. The bathroom has been updated and is a real highlight. There's a large walk-in quadrant shower with multiple jets and a handheld attachment, a modern vanity unit with built-in storage, a concealed cistern WC, and a tall chrome towel radiator to keep everything warm and toasty. A tidy cupboard houses the Worcester Bosch gas combi boiler.

Outside, the rear garden is a real showstopper. South-facing and beautifully landscaped, it stretches out with neat lawns, well-stocked borders, and a winding path leading to a charming ornamental brick arch leading to the lower garden and summer house - it really does feel like a secret garden. There's also a large patio area for relaxing or entertaining, making this space as practical as it is picturesque.

With so much original charm, generous proportions, and room to grow, 25 Moira Road offers a rare opportunity to make a truly special home your own. Whether you're looking for a home to move straight into, or a canvas with potential for further development, this property is ready to welcome its next chapter.

Living in the vibrant market town of Ashby-de-la-Zouch offers the perfect blend of historic charm, modern convenience, and a warm community feel. Nestled in the heart of the National Forest, this picturesque town is rich in character, with its quaint high street lined with independent shops, cosy cafés and quality restaurants. Families are drawn to Ashby for its excellent schools, green spaces, and friendly atmosphere, while commuters enjoy easy access to major road links like the A42, M1, and M42. Whether you're taking a stroll around the castle ruins, enjoying a coffee at a local deli, or exploring nearby countryside trails, Ashby delivers a lifestyle that balances relaxed living with a strong sense of place - a true gem in the heart of Leicestershire.

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:** Drive & garage.

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 D

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

Our Ref: JGA/09062025

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 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 1st 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

Approximate total area⁽¹⁾

989 ft²

91.8 m²

Reduced headroom

1 ft²

0.1 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

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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		82 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



John German

63a Market Street, Ashby-De-La-Zouch, Leicestershire, LE65 1AH

01530 412824

ashbysales@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
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JohnGerman.co.uk Sales and Lettings Agent



