

# Wood Street

Ashby-de-la-Zouch, LE65 1EG

John   
German









# Wood Street

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£220,000

A delightful period cottage brimming with charm and character, perfectly positioned just moments from Ashby-de-la-Zouch's bustling market town centre. Beautifully presented throughout with original features, tasteful décor, and a cosy log-burning stove, this lovely home combines timeless appeal with modern comforts - all within walking distance of the town's shops, restaurants, leisure facilities, and historic landmarks.



With its original features, warm character, and tasteful décor throughout, this wonderful period cottage is sure to capture your heart at first sight. Perfectly positioned just moments from the vibrant centre of Ashby-de-la-Zouch, the property enjoys easy access to the town's rich array of independent shops, cafés, restaurants, and leisure facilities - including Hood Park Leisure Centre, Ashby Tennis Club, and the historic Ashby Castle. Combining charm, practicality, and a sought-after location, this home offers the perfect balance between period living and modern convenience.

Step through the front door into a welcoming sitting room, a beautifully presented space brimming with character. The room features an original corniced ceiling and a striking rustic brick-built fireplace with a reclaimed pine surround and an inset log-burning stove - perfect for cosy winter evenings. Practical yet attractive laminate flooring runs underfoot, adding a contemporary touch to this period home. Set neatly beneath the stairs, a useful storage cupboard maximises the available space.

An inner lobby provides access to the first floor and leads through a charming stripped pine latch door into the kitchen. This well-appointed space features a stylish range of base and wall-mounted cabinets with ample work surfaces, an integrated oven and hob, and a stable door opening to the rear garden. From here, you can enjoy delightful views over rooftops toward St. Helen's Church, a picturesque backdrop that adds to the home's charm. floor hatch within the kitchen has steps leading down to the useful storage cellar with light and power.

Upstairs, a balustraded landing leads to two inviting bedrooms and a modern bathroom. The principal bedroom is a warm and welcoming retreat, featuring exposed brickwork, full-height fitted wardrobes, and The second bedroom enjoys a lovely canopied ceiling and those same charming views towards St. Helen's Church. The family bathroom has been stylishly updated to a contemporary standard, offering a white suite with a shaped shower bath, glazed screen, and mains shower over, complemented by full-height tiling and modern fixtures throughout.

Outside, the cottage fronts onto Wood Street, with shared side pedestrian and vehicular access leading to the rear. The enclosed rear garden has been thoughtfully landscaped for ease of maintenance, featuring raised planters, attractive paving, and a sunny southerly aspect - ideal for relaxing or entertaining. Of particular note is the off-road parking for up to two vehicles, a rare and valuable feature for a property so close to the town centre.

**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. There is CCTV recording. The property is in a conservation area. The shared driveway to the rear has a right of way over (drive owned by neighbouring property).

**Property construction:** Traditional. **Parking:** Off road parking to rear

**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 B

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

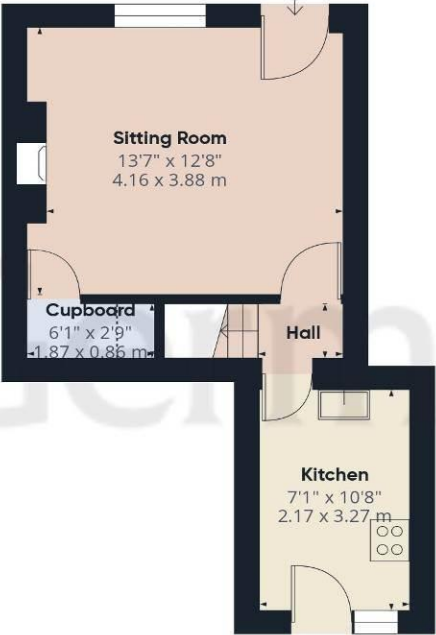
**Our Ref:** JGA/09102025

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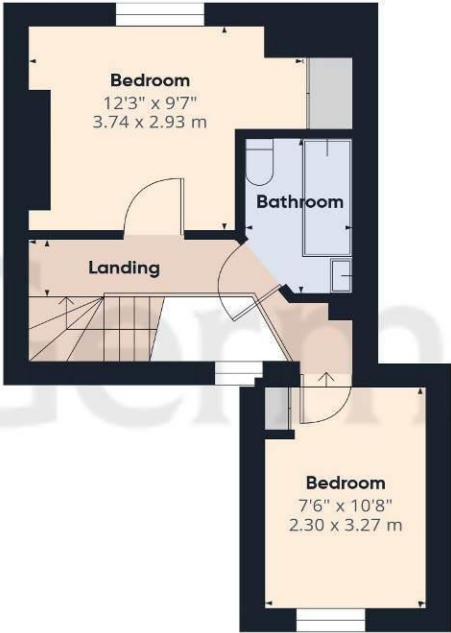








Ground Floor



Floor 1

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

560 ft<sup>2</sup>

52 m<sup>2</sup>

**Reduced headroom**

4 ft<sup>2</sup>

0.4 m<sup>2</sup>

(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.

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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**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		86 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



## John German

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