



6 Knights Mews, Kilwardby Street, Ashby-De-La-Zouch, Leicestershire, LE65 2FQ

HOWKINS &
HARRISON

6 Knights Mews, Kilwardby Street,
Ashby-De-La-Zouch,
Leicestershire, LE65 2FQ

Guide Price: £270,000

6 Knights Mews forms part of a quality Grade II listed conversion by the reputable local developer Lychgate Homes, combining a central yet tucked-away position with convenient access to the heart of Ashby town centre.

Converted in 2021, this stunning and individual second-floor apartment offers approximately 873.8 sq ft of beautifully well-appointed accommodation, centred around an impressive open-plan living space with a quality 'Charnwood' kitchen.

The property further benefits from two generous double bedrooms, a stylish bathroom with both bath and separate shower, and one allocated parking space, making it an ideal choice for owner-occupiers, downsizers or investors alike.



Location

The historic market town of Ashby-de-la-Zouch has origins dating back to Roman times and is most notably recognised for its 15th century castle, once the seat of the Hastings family. Today, Ashby is a thriving and highly regarded community, perfectly positioned on the north side of the A42 dual carriageway. The town offers superb connectivity, with swift links south-west via the M42 to Birmingham and Birmingham International Airport, and north-east to the M1 corridor, providing access to East Midlands cities and Nottingham East Midlands Airport at Castle Donington.

Ashby itself combines rich heritage with excellent amenities, boasting a bustling high street with a mix of national retailers, independent shops, boutiques, and coffee houses, together with supermarkets including M&S Simply Food. The town also benefits from well-regarded schooling, with a choice of five primary schools, Ivanhoe School, and Ashby School with its associated sixth form. For leisure the surrounding National Forest provides countless opportunities for walking, cycling and outdoor pursuits.



Accommodation Details – Ground Floor

The apartment is accessed via a well-maintained communal entrance, with stairs rising to the second floor, where the front door opens into a welcoming entrance hall. From here, doors lead to all principal rooms, immediately setting the tone for the quality and finish throughout. Straight ahead lies the impressive open-plan living space, a standout feature of the apartment and ideal for both everyday living and entertaining. The living area provides ample space for seating and dining furniture, with double doors and a Juliet-style balustrade allowing natural light to flow through and enhancing the sense of openness. Open to the living area, the quality fitted kitchen is beautifully appointed with a range of units, integrated appliances and generous worktop space. A central peninsula offers additional preparation space and informal seating, creating a sociable and practical layout.

Off the hallway, bedroom one is a generous double room, offering plenty of space for freestanding bedroom furniture. Bedroom two is another well-sized double room, currently demonstrating excellent flexibility and is well suited for use as a guest bedroom or home office. Completing the accommodation is the bathroom, fitted with a modern suite comprising a panelled bath, separate walk-in shower enclosure, wash hand basin and WC. Contemporary tiling and quality fittings complete the space.



Outside

Externally, the property benefits from one allocated parking space, providing convenient off-road parking within this tucked-away yet central location.

Tenure & Possession

The property is leasehold with vacant possession being given on completion.

Lease Length – 996 years remaining

Charges & Maintenance – currently £480.00 per annu,

Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.

Features

- Stunning second-floor apartment conversion
- Completed by Lychgate Homes in 2021
- Approx. 873.8 sq ft of accommodation
- Impressive open-plan living space
- High-quality 'Charnwood' kitchen
- Two generous double bedrooms
- Stylish bathroom with bath and shower
- Tucked-away yet central town location
- Excellent commuter links close by
- Viewing highly recommended



Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison on 01530 410930 Option 1

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

None of the services have been tested. We are advised that the property benefits from main water, drainage, gas and electricity are connected to the property. The central heating is gas fired and broadband is connected.

Local Authority

North West Leicestershire District Council - [Tel:01530-454545](tel:01530-454545)

Council Tax Band – Band B

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Total area: approx. 81.2 sq. metres (873.8 sq. feet)

Howkins & Harrison

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