Alexanders
MarketMakers.

Lower Church Street
Ashby-De-La-Zouch

- Grade II listed character cottage
- Beautifully presented throughout
- Stylishly re-fitted shaker kitchen
- Cosy sitting room with feature fireplace
- Generous double bedroom
- Stylish modern shower room
- Private courtyard seating area
- Heart of Ashby-de-la-Zouch
- Council Tax Band A / Freehold

Welcome to Lower Church Street, a beautifully presented Grade II listed character cottage, perfectly positioned in the heart of the ever-popular market town of Ashby-de-la-Zouch. Combining an abundance of period charm with stylish contemporary finishes, this delightful home offers an enviable blend of heritage and modern living.

The property has been carefully enhanced to complement its historic origins, creating a home that feels both characterful and practical. Original features sit comfortably alongside tasteful modern updates, resulting in an interior that is ready to enjoy from the moment you step inside.

One of the standout features is the versatile dressing room adjoining the main bedroom. Offering valuable additional space rarely found in cottages of this nature, it provides flexibility for a range of uses and adds to the overall functionality of the home without compromising its charm or character.

Accommodation:

Stepping inside, the accommodation immediately showcases the property's character, with a welcoming sitting room positioned to the front, centred around an attractive feature fireplace that creates a warm and inviting focal point. The layout flows effortlessly into a recently re-fitted kitchen, thoughtfully designed with timeless shaker-style cabinetry, complementary work surfaces and space for essential appliances. A rear door provides access to the courtyard garden, whilst stairs rise to the first-floor accommodation.

The first floor continues to impress, benefitting from generous ceiling heights that enhance the feeling of space throughout. The main double bedroom enjoys views over the front aspect and is accompanied by a versatile adjoining dressing room, offering excellent flexibility as a walk-in wardrobe, home office or occasional nursery. A stylish shower room completes the accommodation.

Gardens and land:

Externally, the property's unique charm continues with a shared courtyard setting that has been sympathetically arranged into individual garden areas. The cottage enjoys its own enclosed courtyard seating area, providing the perfect spot to enjoy a morning coffee or relax during the warmer months.

Location:

Occupying a sought-after town centre position, the property is just moments from Ashby's vibrant High Street, with its excellent selection of independent shops, cafés, restaurants and everyday amenities. The picturesque Castle Grounds and historic Bath Grounds are also within easy walking distance, offering beautiful green spaces, rich local history and striking architecture right on the doorstep.

Whilst the property does not benefit from allocated off-road parking, resident permit parking is readily available nearby and can be applied for following completion, providing convenient parking within close proximity to the home.

Method of Sale:

The property is offered for sale by Private Treaty.

Measurements:

Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

Tenure:

The property is being sold freehold with vacant possession upon completion.

Local Authority:

Northwest Leicestershire District Council, Council Offices, Coalville, Leics, LE67 3FJ. Council Tax Band A.

Viewings:

Viewing strictly by appointment only via sole selling agent, Alexanders of Ashby-de-la-Zouch, 22 Market St, Ashby-de-la-Zouch, LE65 1AL.

Services:

The property is connected to mains gas, electricity, water, and drainage.

Please note that none of the services, systems or appliances, including; heating, plumbing, and electrics, have been tested by the selling agents.

Public Rights of Way, Wayleaves & Easements:

The property is sold subject to all existing public rights of way, wayleaves, easements and other legal rights, whether or not specifically mentioned in these particulars.

Plans and Boundaries:

The plans included in these particulars are based on Ordnance Survey data and are intended for guidance only. While believed to be correct, their accuracy is not guaranteed. The purchaser will be deemed to have full knowledge of the boundaries and the extent of the ownership. Neither the vendor nor their agents will be held responsible for defining ownership or boundary lines.

Technical Information:

Further details, including any covenants, overage provisions, or other relevant legal or technical information, can be provided upon request.

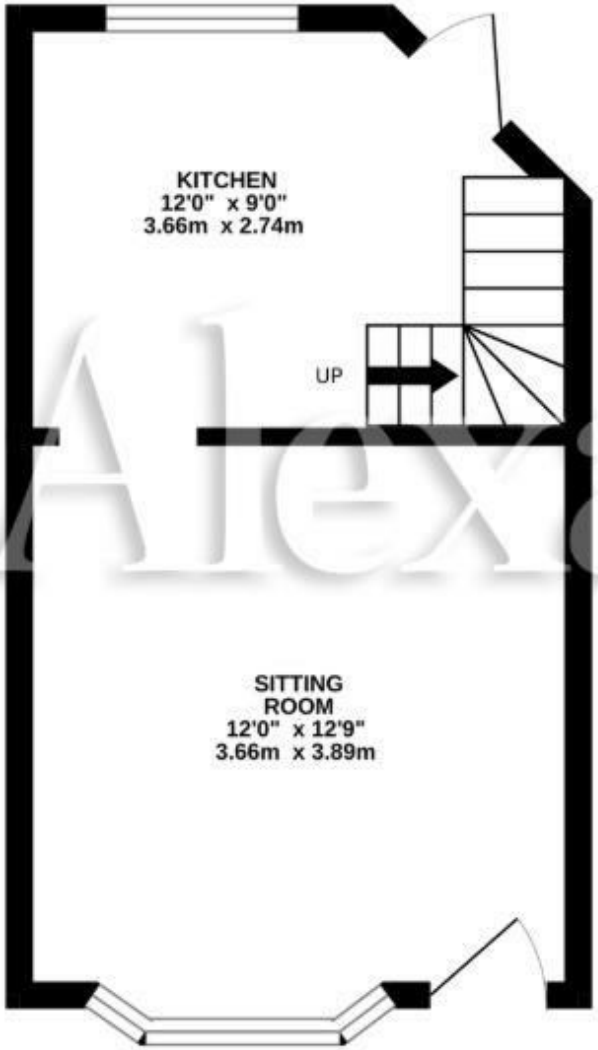
Money Laundering:

Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.

General Note:

These particulars whilst believed to be accurate set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these particulars of sale as a statement of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agents employment has the authority to make or give any representation or warranty in respect to the property.

GROUND FLOOR
247 sq.ft. (23.0 sq.m.) approx.



1ST FLOOR
290 sq.ft. (26.9 sq.m.) approx.

TOTAL FLOOR AREA : 537 sq.ft. (49.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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