



# Moira Road

## Ashby-De-La-Zouch

- Detached home on generous plot
- Planning approved for four-bedroom home
- Kitchen with pantry and utility room
- Bay-fronted sitting room and dining room
- Three well-proportioned bedrooms
- Generous lawn and seating areas
- Private driveway and off-road parking
- Exceptional plot in a prime position
- EPC Rating D / Council Tax Band D / Freehold

Welcome to Moira Road, a rare opportunity to acquire a distinguished detached family home, offered to the market for the very first time. Occupying a generous plot along one of Ashby's most established and sought-after residential roads, this charming period property combines timeless character with exceptional potential.

Planning permission has already been granted (26/00166/FUL) to create a spacious and luxurious four-bedroom residence, offering buyers the opportunity to craft a forever home tailored to modern family living. Whether seeking a character property to sympathetically modernise or looking to take advantage of the approved plans, this is a truly unique offering with immense scope in a highly desirable location.





### Accommodation:

Set back from the road behind an attractive frontage, the property enjoys both front and side access, creating an inviting first impression. Stepping inside, a welcoming reception hall features beautiful Minton tiled flooring, immediately showcasing the character found throughout the home.

To the front of the property, a superb bay-fronted sitting room provides an elegant and welcoming reception space, while the bay-fronted dining room to the rear enjoys delightful views over the mature garden, creating a wonderful setting for both everyday family meals and entertaining. The ground floor is further complemented by a range of practical service rooms, including a pantry, kitchen, utility room and downstairs cloakroom.

The first floor is flooded with natural light from the spacious landing and comprises three well-proportioned bedrooms, offering flexible accommodation for families, guests or those working from home. These are served by a traditional three-piece family bathroom.

### Gardens and land:

The rear garden is undoubtedly one of the property's most impressive features. Beautifully established and exceptionally generous in size, it provides a wonderful balance of lawn, mature planting and outdoor entertaining space.

Slab-paved seating areas and pathways meander through colourful flower beds and fruit trees, creating an attractive and tranquil setting to enjoy throughout the seasons. Mature hedged boundaries surround the garden, offering a high degree of privacy and a wonderful sense of seclusion rarely found in such a central location.

### Location:

Moira Road is regarded as one of Ashby's most desirable residential addresses, known for its established character, attractive surroundings and convenient access to the town's excellent amenities. Residents benefit from a range of independent shops, cafes, restaurants and leisure facilities, together with highly regarded schooling and excellent transport links.

Properties of this nature, offering such provenance, generous grounds and future potential, seldom come to the market, making this an exceptional opportunity within one of Ashby's most prestigious locations.

### Proposed Development Images

Please note that some of the images featured within this listing are computer-generated visualisations produced from the approved planning permission (Ref: 26/00166/FUL). These images are intended to illustrate the potential appearance of the property following completion of the proposed development and are for indicative purposes only. Actual finishes, materials and specifications may vary.

### 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 D.





Alexanders

**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:**

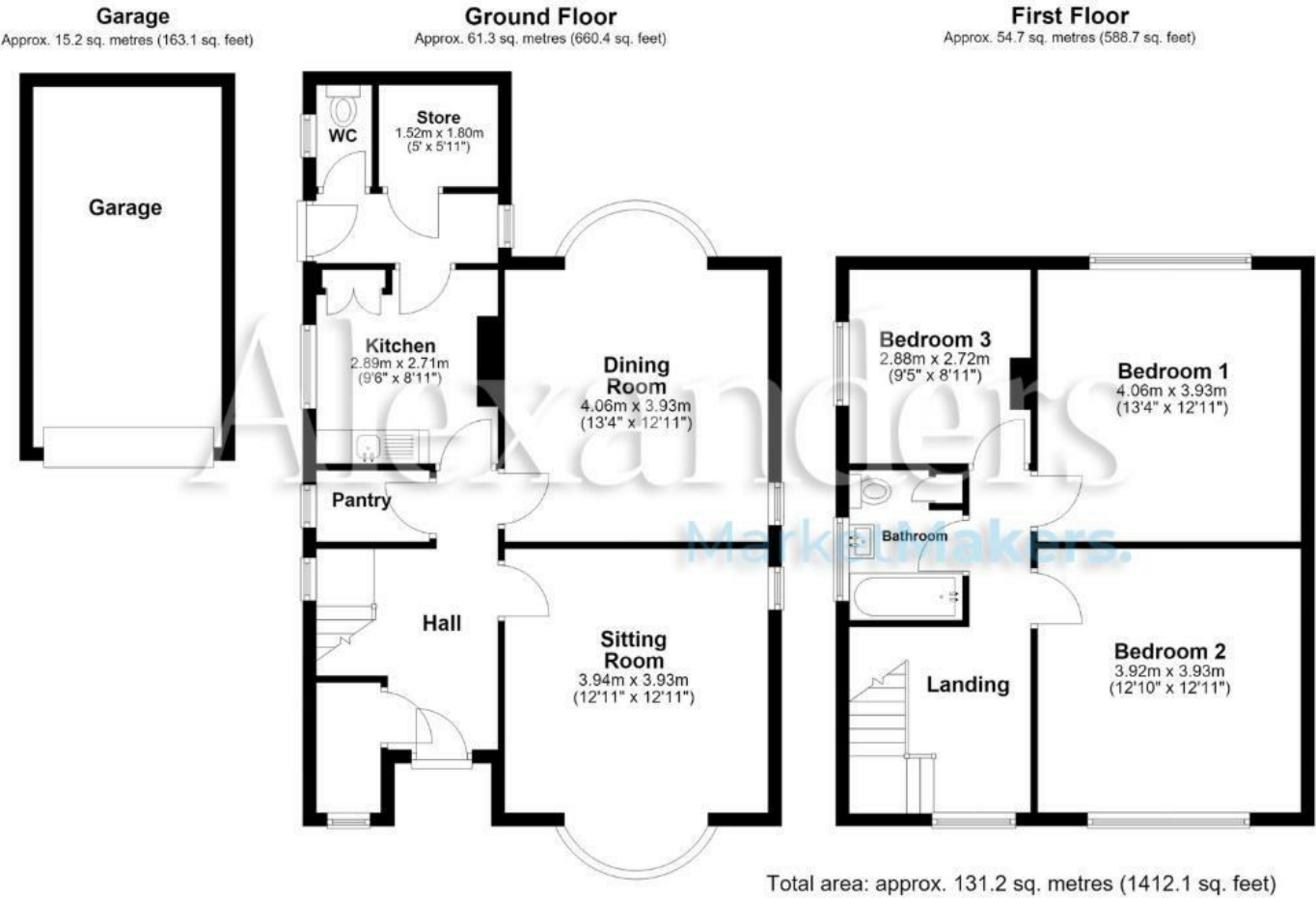
Further details, including any covenants, overage provisions, or other relevant legal or technical information, can be provided upon request.

**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.



**Energy Efficiency Rating**

|                                             | Current | Potential |
|---------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         | 80        |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   | 62      |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |



