MAYNARD ESTATES

32 Wood Street

Ashby-De-La-Zouch, LE65 1EG

Offers over £170,000

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Brief Description

Positioned at the top of the High Street in the DESIRABLE TOWN of Ashby-De-La-Zouch, this DELIGHTFUL end terrace cottage offers a perfect blend of character and modern living. With its PRIME LOCATION, you will find yourself just a short stroll away from the vibrant town centre, making it an ideal choice for those seeking convenience and community.

Upon entering, you are greeted by a newly installed front door that opens into a welcoming entrance hall. The living room is BATHED IN NATURAL LIGHT, thanks to its double aspect windows fitted with additional secondary glazing, ensuring a TRANQUIL ATMOSPHERE. A lovely feature fireplace with a WOOD-BURNING STOVE adds warmth and charm, complemented by built-in storage that enhances the room's functionality.

The KITCHEN DINER showcases a COUNTRY-STYLE design with dark green wooden units and a wooden worktop. It features a Belfast sink, a double oven, and a hexagonal BREAKFAST BAR ISLAND, perfect for casual dining. A STABLE DOOR leads you to the quaint courtyard, while ample space for appliances and an under stair pantry provide practicality.

Upstairs, you will find two GENEROUS DOUBLE BEDROOMS, both equipped with secondary glazing and built-in wardrobes, offering plenty of storage. The family bathroom is elegantly designed with a three-piece white suite, including a cast iron bath, a recently replaced oval hand basin, and partially tiled and panelled walls, creating a serene space for relaxation.

Outside, the EASILY MAINTAINED COURTYARD provides a lovely spot to enjoy a beverage in the fresh air, making it a perfect retreat after a long day.

This CHARMING COTTAGE is an ideal first-time buy or a wonderful option for those looking to downsize. Benefitting from the vibrant community of Ashby-De-La-Zouch, known for its rich history and picturesque surroundings. Residents can ENJOY LOCAL AMENITIES, including shops, parks, and schools, all within easy reach. Do not miss the chance to make this LOVELY HOUSE your new home.

ON THE FIRST FLOOR

Entrance Hall

Living Room
16'9" x 11'3" (5.11m x 3.43m)

Kitchen Diner
13'2" x 10'11 (4.01m x 3.33m)

ON THE FIRST FLOOR

Bedroom 1
16'9" x 11'3" (5.11m x 3.43m)

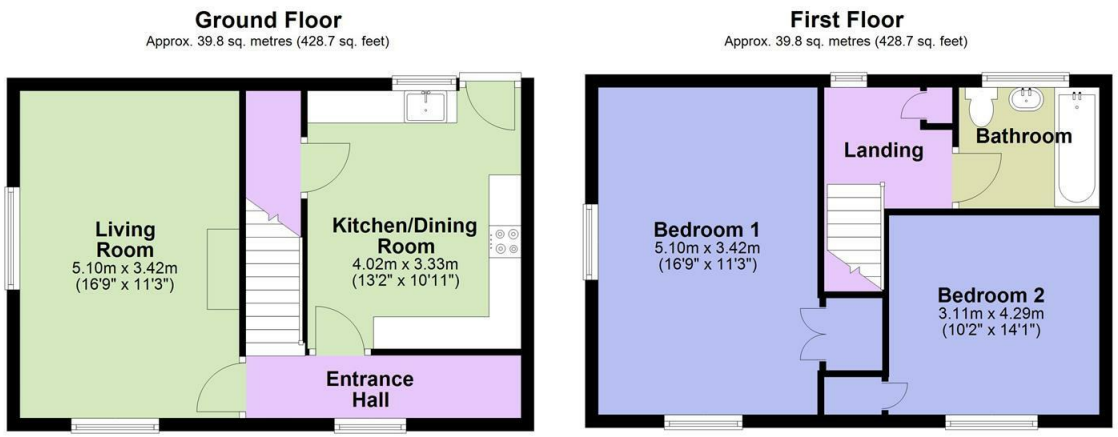
Bedroom 2
10'2" x 14'1" (3.10m x 4.29m)

Family Bathroom

ON THE OUTSIDE

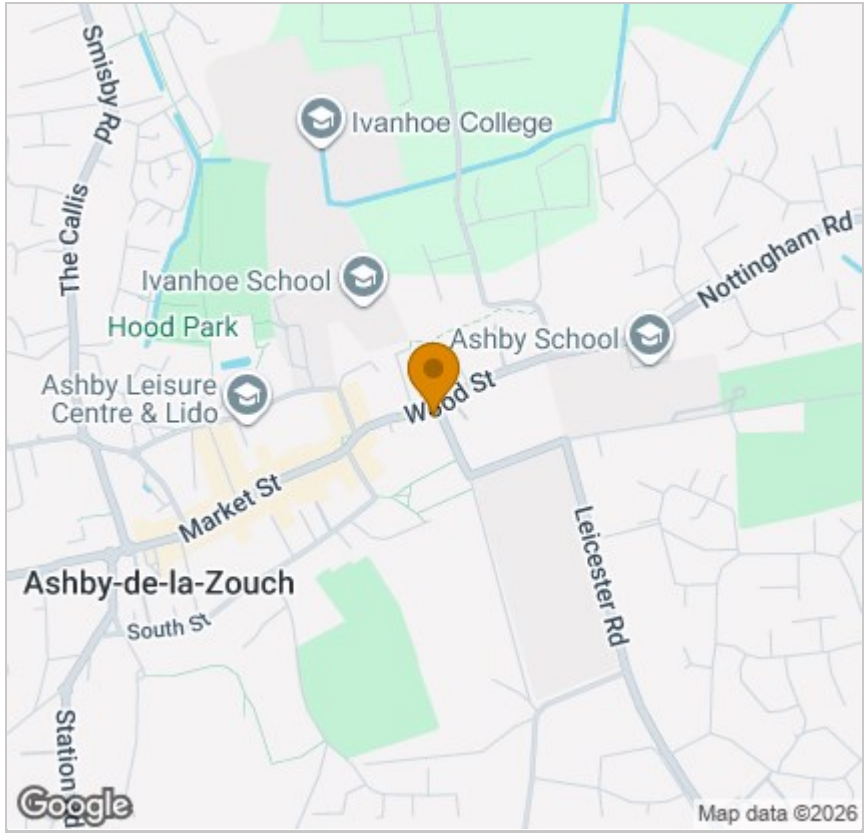
Rear Courtyard

Floor Plan

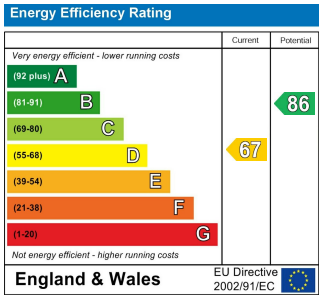


Total area: approx. 79.7 sq. metres (857.5 sq. feet)

Area Map



Energy Efficiency Graph



Viewing

Please contact our Maynard Estates Office on 01530 682886
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