



24, Burton Road, Ashby-De-La-Zouch, Leicestershire, LE65 2LL

HOWKINS &
HARRISON

24, Burton Road,
Ashby-De-La-Zouch,
Leicestershire, LE65 2LL

Guide Price: £280,000

Occupying a prominent position along the highly regarded Burton Road, this beautifully refurbished Victorian terraced home combines timeless character with stylish contemporary living, all within walking distance of the town centre. Thoughtfully improved to a high standard in recent years, offering spacious accommodation extending to 1,205 sqft,, together with a stunning landscaped rear garden and the exceptional advantage of a substantial detached garage and extensive private parking to the rear.

Briefly comprising, an entrance hall, elegant bay-fronted living room, fitted dining/kitchen, utility room and ground floor WC. To the first floor are two well-proportioned double bedrooms and a superbly appointed four-piece bathroom suite.

Externally, the property continues to impress with beautifully maintained gardens, attractive entertaining terraces and a long rear plot leading to the garage and driveway.





Location

Occupying a highly convenient position on the sought-after Burton Road, this impressive home is perfectly placed to enjoy everything Ashby-de-la-Zouch has to offer. Just a short walk from the historic town centre, residents can take advantage of an excellent selection of independent boutiques, cafés, restaurants, pubs and everyday amenities, all contributing to Ashby's renowned community atmosphere and vibrant lifestyle appeal.

The town is particularly well regarded for its blend of historic charm and modern convenience, offering excellent schooling, leisure facilities and access to beautiful National Forest countryside walks nearby. For commuters, the property benefits from excellent road connections via the A42/M42, providing straightforward access to Derby, Leicester, Nottingham and Birmingham, while East Midlands Airport is also within easy reach.

Distances

Ashby-de-la-Zouch Town Centre – 0.4 miles
A42 Junction 13 – 2.8 miles
East Midlands Airport – 10 miles
Burton upon Trent – 11 miles
Derby – 16 miles
Leicester – 19 miles
Birmingham – 31 miles



Accommodation Details

The property is entered via a welcoming entrance hall, showcasing attractive original style detailing and staircase rising to the first floor. To the front elevation is a beautifully presented bay-fronted living room, centred around a feature fireplace with inset multi-fuel burning stove, creating a cosy yet elegant reception space.

Beyond the hallway sits the impressive dining room, which has been stylishly reconfigured to create an open-plan entertaining space flowing seamlessly into the kitchen. Finished to a high standard throughout, this area combines shaker style cabinetry, quality work surfaces, herringbone style flooring and exposed brick feature walls, creating a particularly striking heart of the home ideal for modern day living and entertaining. The kitchen itself offers a range of integrated appliances and access through to the utility room and ground floor WC positioned at the rear. Underfloor heating has been installed throughout the hallway and kitchen-diner, adding further comfort and practicality.

To the first floor, the landing provides access to two generous double bedrooms and the superbly appointed family bathroom. The principal bedroom spans the front of the property and benefits from a large window allowing for excellent natural light, while the second bedroom overlooks the rear garden. The bathroom has been thoughtfully upgraded with a contemporary four-piece suite incorporating a freestanding bath, separate shower enclosure, vanity wash hand basin and WC, complemented by stylish tiling and modern fittings throughout. Underfloor heating has also been fitted within the bathroom, enhancing the luxurious finish.

Outside

Externally, the property enjoys a traditional frontage set back behind an established fore garden. To the rear is a substantial landscaped garden featuring paved entertaining terraces, a pergola seating area, shaped lawns, mature planted borders, gravel pathways and an attractive pond with waterfall feature, all carefully designed to create a highly usable and tranquil outdoor space. The plot further benefits from a detached garage measuring approximately 29'7" in length together with driveway parking to the rear, an increasingly rare and valuable feature for a property so close to the town centre.

Agents Comments

Offering an ideal blend of character, lifestyle and practicality, this is a superb opportunity for a wide range of buyers seeking a turnkey home in one of Ashby's most convenient and desirable locations.

Tenure & Possession

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

Agents Note

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



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 mains water, drainage, gas and electricity are connected to the property. The central heating is gas fired and broadband is connected to the property.

Local Authority

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

Council Tax Band - B

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



Howkins & Harrison

58 Market Street, Ashby de la Zouch,
Leicestershire LE65 1AN

Telephone 01530 410930
Email ashbyproperty@howkinsandharrison.co.uk
Web howkinsandharrison.co.uk
Facebook HowkinsandHarrison
Twitter HowkinsLLP
Instagram HowkinsLLP

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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