



Leicester Road, Ashby-De-La-Zouch



4



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3



£950,000



### Key Features

- A Charming 1930's Detached Family Home
- Combining Modern Living with Period Features
- Bespoke Kingswood Kitchen with Handcrafted Cabinets + Traditional Aga Oven
- 24ft Extended Family Living Area
- Snug Living Room | Formal Dining Room
- Master Suite with Juliette Balcony, En-Suite + Dressing Area
- EPC rating U
- Freehold





Welcome to Windy Ridge, an architectural masterpiece from the 1930's, perfectly set in the vibrant heart of Ashby-de-la-Zouch. This distinctive four-bedroom, two-bathroom detached residence radiates classic elegance and modern sophistication, standing proudly within its generous, meticulously landscaped grounds. The captivating curb appeal is only rivalled by what's beyond the threshold. Offered with no upward chain.

Once inside, be welcomed by the seamless blend of period charm and contemporary comforts. The heart of the home is the exquisite Kingswood kitchen, featuring bespoke handcrafted cabinets, a Belfast sink, and pristine quartz countertops, all designed around a traditional Aga oven and complemented by high-end appliances. The adjoining 24ft family room, a 2008 extension, invites warmth with its log-burning stove, oak flooring and serene garden views through expansive French doors. Also included is a cosy living room with an open grate fireplace, a formal dining room ideal for intimate dinners, and practical amenities like a boot room and a fully equipped utility room ensuring comfort for guests and family alike.

The thoughtful layout continues upward to the first floor, offering three spacious double bedrooms with fitted wardrobes plus a master suite that impresses with its vaulted ceilings and private Juliette balcony. The master en-suite is a retreat of luxury, boasting a roll-top bath, walk-in shower, and vintage French-style vanity. Additionally, a well-fitted study offers a quiet space for work or reflection.

Outside, unwind in the privacy of the lush gardens, complete with mature hedges, paved patios perfect for alfresco dining, and a potential hot tub area. A long, gated driveway leads to ample off-road parking, a detached garage, and store.

Windy Ridge strategically positions you close to major roadways and sought-after schools, marrying the tranquillity of countryside living with urban convenience. This is more than a home; it's a lifestyle choice. Come and experience the enchantment of Windy Ridge—a true gem awaiting its next chapter.

Ashby-de-la-Zouch is a charming historic market town located in the heart of Leicestershire, known for its rich history and vibrant community. The town offers a perfect blend of old-world charm and modern convenience, making it a desirable place to live. Notable for its picturesque medieval castle ruins and a bustling town centre filled with boutique shops, cafes, and established eateries, Ashby-de-la-Zouch provides a tranquil yet lively setting for its residents.

For families, the area is served by highly regarded local schools such as Willesley Primary School and Ashby School, ensuring quality education is easily accessible. The town is also home to a number of well-maintained parks and recreation areas, perfect for outdoor activities and family weekends. In addition, the Hood Park Leisure Centre offers excellent facilities, including a swimming pool and fitness classes, catering to both children and adults.

Commuters will appreciate the excellent transport links, with the A42 and M1 motorways providing quick connections to Nottingham, Leicester, and Birmingham. The nearby East Midlands Airport further enhances the town's connectivity, offering flight options to a variety of domestic and international destinations. Public transport is also efficient, with regular bus services linking Ashby-de-la-Zouch to other neighbouring towns and cities.





Community spirit in Ashby-de-la-Zouch is vibrant, with a host of annual events and festivals that draw in residents and visitors alike. The Ashby Arts Festival and the popular Food Gusto Festival celebrate local talent and produce, fostering a strong sense of community involvement and supporting local businesses. Throughout the year, the town also boasts a calendar of farmers markets, providing an opportunity to engage with local traders and artisans.

#### ACCOMMODATION

ENTRANCE HALLWAY 3.31m x 2.15m (10'11" x 7'1")

LIVING ROOM 5.4m x 3.66m (17'8" x 12'0")

FORMAL DINING ROOM 4.08m x 3.64m (13'5" x 11'11")

BESPOKE HANDCRAFTED KITCHEN 7.38m x 2.83m (24'2" x 9'4")

EXTENDED FAMILY LIVING 7.51m x 5.17m (24'7" x 17'0")

BOOT ROOM 2.95m x 1.85m (9'8" x 6'1")

UTILITY ROOM 2.39m x 1.85m (7'10" x 6'1")

CLOAKROOM/W.C. 2.39m x 0.96m (7'10" x 3'1")

#### FIRST FLOOR ACCOMMODATION

MASTER BEDROOM 5.2m x 4.29m (17'1" x 14'1")

EN-SUITE BATHROOM 2.97m x 2.33m (9'8" x 7'7")

DRESSING AREA 2.24m x 1.14m (7'4" x 3'8")



BEDROOM TWO 4.45m x 3.63m (14'7" x 11'11")

BEDROOM THREE 3.99m x 3.64m (13'1" x 11'11")

BEDROOM FOUR 3.66m x 2.87m (12'0" x 9'5")

SEPARATE STUDY 2.64m x 1.7m (8'8" x 5'7")

FAMILY BATHROOM 2.58m x 1.83m (8'6" x 6'0")

GARAGE 5.67m x 2.94m (18'7" x 9'7")

STORE 3.07m x 2.81m (10'1" x 9'2")

**COUNCIL TAX BAND:-**

The property is believed to be in council tax band: F

**HOW TO GET THERE:-**

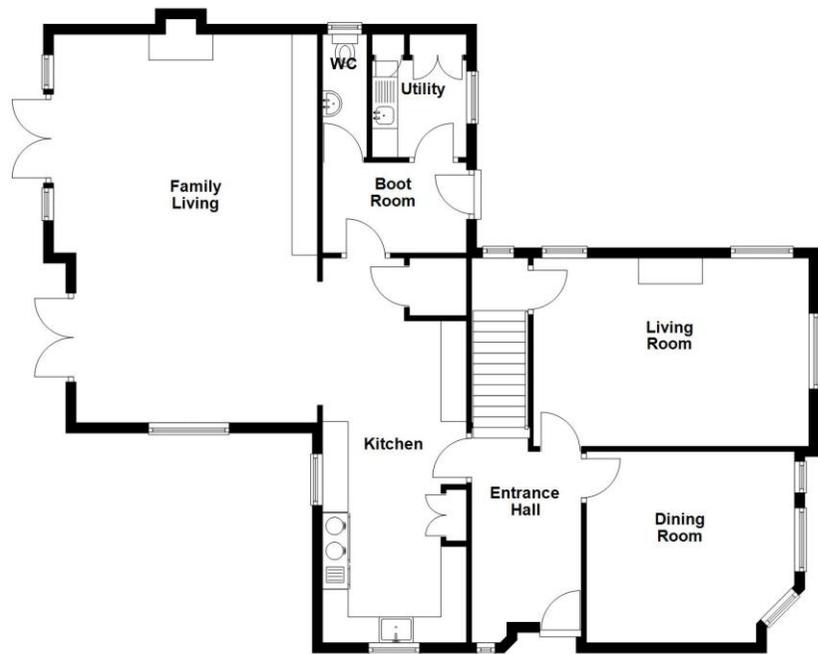
Postcode for sat navs: LE65 1DF

**PLEASE NOTE:-**

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Ground Floor



First Floor

