



Kilwardby Street, Ashby

 2  1  2



£250,000



## Key Features

- Charming Period Mid-Terrace Home
- Including Modern Sash Windows and Wrought Iron Railings
- Original Parquet Flooring + Feature Fireplaces
- Cottage Style Kitchen
- Bay Fronted Lounge + Dining Area
- Two Double Bedrooms
- No Upward Chain | Freehold





Charming Period Mid-Terrace in Ashby-de-la-Zouch: Welcome to Kilwardby Street, a captivating two-bedroom mid-terrace offering an unbeatable blend of historic charm and market town convenience. With its iconic sash windows and wrought iron railings, this home exudes character and warmth.

Step inside to discover original parquet flooring, and an open-plan lounge and dining area, perfect for cosy evenings or entertaining friends. The room is adorned with a stunning bay window and two delightful feature fireplaces. The quaint cottage-style kitchen boasts wooden cabinets and ample space for your culinary endeavours, seamlessly leading to the landscaped rear garden and inviting patio.

Upstairs, two generously sized bedrooms await, with the second bedroom featuring fitted storage. The bathroom is spacious, hosting a three-piece suite and handy boiler cupboard.

Outside, enjoy the privacy of an elevated front garden with steps and original cast iron railings, while the rear garden offers a mature, lush retreat with trees, shrubs, and charming cast iron railings

This property is ripe for personalisation, presenting you a rare opportunity to craft your dream home while holding a piece of Ashby's historical allure. Offered with no upward chain, make this enchanting residence your next chapter. Call our team for a viewing today!

Ashby-de-la-Zouch is a picturesque market town nestled in the heart of North West Leicestershire. Known for its historic charm and bustling community, the town provides an ideal blend of rural tranquillity and vibrant town life. With its numerous independent shops, cafes, and weekly market, Ashby offers the quintessential British market town experience. The town is steeped in history, with landmarks such as the Ashby Castle, dating back to the 12th century, adding to its rich heritage. For those who appreciate history and culture, Ashby-de-la-Zouch is an enticing location.

The area surrounding Kilwardby Street is renowned for its convenient amenities and community feel. Residents benefit from being just a short stroll from Ashby's charming high street, offering a variety of dining options ranging from cozy tea rooms to international cuisine, making it easy to enjoy local delights right on your doorstep. The town also hosts various annual events and festivals, providing plentiful entertainment and leisure activities throughout the year. This environment fosters a warm, inviting community spirit that makes settling in easy for newcomers.

For families and commuters, Ashby-de-la-Zouch provides excellent transport links. The nearby A42 offers quick access to major motorways such as the M1 and M42, making travel to larger cities like Leicester, Birmingham, and Nottingham straightforward and convenient. Public transport is also available, with regular bus services connecting to surrounding towns and cities. Additionally, the area boasts good educational facilities, with a selection of reputable primary and secondary schools, ensuring quality education options for families.

## ACCOMMODATION

ENTRANCE HALLWAY 3.81m x 0.89m (12'6" x 2'11")

BAY-FRONT LOUNGE AREA 3.66m x 2.97m (12'0" x 9'8")

DINING AREA 3.67m x 3.27m (12'0" x 10'8")

KITCHEN 3.49m x 1.97m (11'6" x 6'6")

## FIRST FLOOR ACCOMMODATION

BEDROOM ONE 4.72m x 2.97m (15'6" x 9'8")

BEDROOM TWO 3.11m x 2.75m (10'2" x 9'0")

BATHROOM 3.48m x 2.02m (11'5" x 6'7")

## COUNCIL TAX BAND:-

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

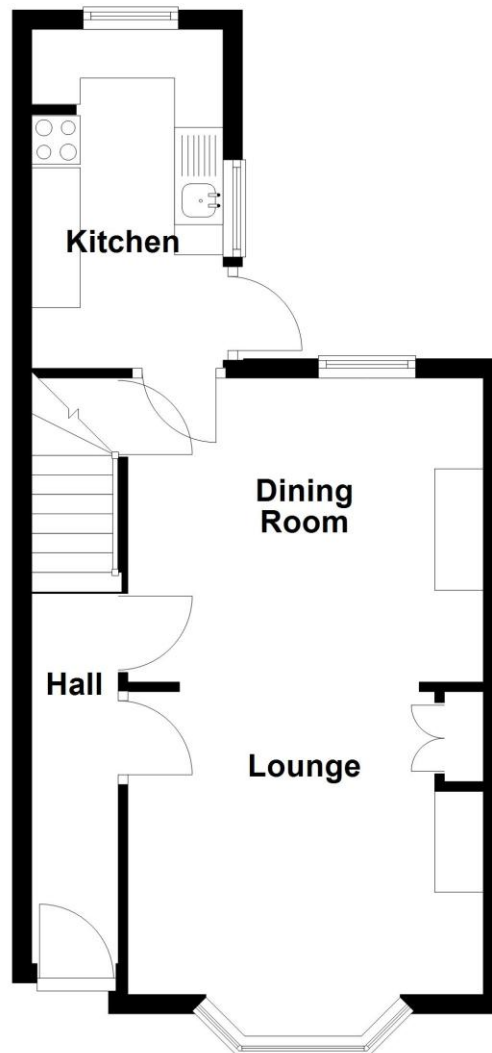
## HOW TO GET THERE:-

Postcode for sat navs: LE65 2FQ

## PLEASE NOTE:-

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

**Ground Floor**



**First Floor**

