



Smisby Road, Ashby-De-La-Zouch



2



1



1

£225,000



Key Features

- Two-bedroom semi-detached bungalow in Ashby-de-la-Zouch
- Ideal for Modernisation
- Spacious Lounge
- Kitchen/Diner
- Two Well-Proportioned Bedrooms
- Three-Piece Shower Room
- EPC rating U
- Freehold





Nestled in the charming town of Ashby-de-la-Zouch, this delightful two-bedroom semi-detached bungalow presents a unique opportunity to create your ideal home. Perfectly priced for those with a vision for modernisation, this cosy residence is just a short stroll from the heart of Ashby, offering convenience and community at your doorstep.

Stepping inside, you'll find a welcoming entrance hallway leading to a generously sized lounge, featuring a vintage stone fireplace that adds character and warmth. The kitchen/diner is primed for transformation, equipped with a range of cabinets and ample space for culinary creations and family gatherings.

Two well-proportioned bedrooms await, alongside a three-piece shower room to complete the interior. Outside, the property boasts a generous front garden, ripe for enhancement, and a low-maintenance paved rear garden. With a single garage and off-road parking, practicality is assured.

This bungalow, offered with no upward chain, is ready for its new chapter. Don't miss out—call today to arrange your viewing!

Situated in the charming town of Ashby-de-la-Zouch, this property is ideally located to enjoy both tranquility and convenience. Nestled in the heart of Leicestershire, Ashby provides a picturesque setting while being within easy reach of major cities like Leicester and Birmingham via the nearby A42 and M42 motorways. This excellent connectivity means commuting or enjoying city amenities is straightforward, without sacrificing the serene pace of life found in Ashby.

Ashby-de-la-Zouch is renowned for its rich history and vibrant community. This town is home to the impressive Ashby Castle, which offers a glimpse into medieval life, adding a fascinating dimension to the area's character. The town centre, just a short walk from the property, is brimming with charming boutiques, delightful cafes, and a variety of restaurants, catering to a wide range of tastes and ensuring there is always something to explore.

For those who enjoy the outdoors, the location grants access to numerous green spaces and leisure options. The nearby National Forest provides extensive trails for walking and cycling, perfect for nature enthusiasts and families looking to enjoy recreational activities. The local Hood Park Leisure Centre also offers sports facilities and swimming pools, ensuring a healthy, active lifestyle is easily maintained.

Families moving into the area will appreciate the range of educational facilities available. Ashby-de-la-Zouch hosts several well-regarded primary and secondary schools, ensuring quality education is at hand. This makes the location ideal for those seeking a community-focused, family-friendly environment to call home.

ACCOMMODATION

ENTRANCE HALL 1.06m x 0.9m (3'6" x 3'0")

LOUNGE 4.89m x 3.3m (16'0" x 10'10")

KITCHEN/DINER 3.97m x 2.64m (13'0" x 8'8")

BEDROOM ONE 3.79m x 3.29m (12'5" x 10'10")

BEDROOM TWO 2.65m x 2.47m (8'8" x 8'1")

BATHROOM 2.21m x 1.74m (7'4" x 5'8")

SINGLE GARAGE

COUNCIL TAX BAND:-

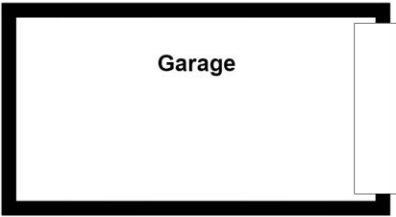
The property is believed to be in council tax band: C

HOW TO GET THERE:-

Postcode for sat navs: LE65 2JL

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

