



4 Smisby Road, Ashby-De-La-Zouch, LE65 2JL

£350,000

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# Brief Description

Positioned on Smisby Road in the charming town of Ashby-De-La-Zouch, this three bedroom semi-detached CHARACTER HOME is a delightful blend of period charm and modern convenience. The property has been thoughtfully UPGRADED AND EXTENDED, preserving its original features while creating a contemporary living space that is both inviting and functional.

Upon entering, you are greeted by a welcoming entrance hall adorned with Minton tiled flooring, leading to a staircase that ascends to the first floor. To your right, the BAY-FRONTED LIVING ROOM boasts stripped floorboards, original cornicing, and a cosy LOG-BURNING STOVE, making it the perfect spot to unwind.

The heart of the home is the extended open-plan living dining kitchen, which offers ample space for both a dining table and a comfortable sofa. The MODERN KITCHEN features soft cream cabinets and integrated appliances, alongside space for a range-style cooker. A convenient ground floor WC and a CELLAR with excellent ceiling height add to the practicality of this home, with the cellar presenting a fantastic versatile space.

On the first floor, you will find two GENEROUSLY SIZED double bedrooms, a four piece family bathroom, and a versatile study or dressing room. The FAMILY BATHROOM is a luxurious suite, complete with a corner bath, a separate oversized shower cubicle, a vanity wash hand basin, and tasteful wall tiling. Ascending to the second floor, the MASTER BEDROOM awaits, featuring dual aspect windows and its own en-suite shower room, providing a private retreat.

Outside, the REAR GARDEN is a delightful space, featuring two paved patio areas, a neat lawn, and raised beds edged with sleepers. The front of the property boasts a LARGE DRIVEWAY, accommodating multiple vehicles, along with double timber gates that open to the rear garden, offering additional parking options if desired.

This home is a perfect choice for those seeking a blend of character and modern living in a desirable location.

£350,000



## ON THE FIRST FLOOR

Entrance Hall

Living Room 12'11" x 12'10" (3.94m x 3.91m)

Dining/Living Area 13'1" x 12'4" (3.99m x 3.76m)

Kitchen 9'9" x 13'6" (2.97m x 4.11m)

Ground Floor WC 2'10" x 4'5" (0.86m x 1.35m)

Cellar

## ON THE FIRST FLOOR

Landing

Bedroom 2 13'3" x 10'8" (4.04m x 3.25m)

Bedroom 3 10'0" x 12'2" (3.05m x 3.71m)

Dressing Room / Study 9'11" x 4'6" (3.02m x 1.37m)

Family Bathroom 6'11" x 8'1" (2.11m x 2.46m)



## ON THE SECOND FLOOR

Master Bedroom

En Suite

6'9" x 5'5" (2.06m x 1.65m)

## ON THE OUTSIDE

Rear Garden

Driveway



## Key Features

- Edwardian Home With Period Charm
- Three Well-Proportioned Double Bedrooms
- Versatile Study / Dressing Room
- Separate Living Room
- Modern Family Bathroom
- Spacious Open-Plan Living, Dining, Kitchen
- En Suite To Master Bedroom
- Ample Driveway Parking
- Cellar With Potential
- Virtual Property Tour Available

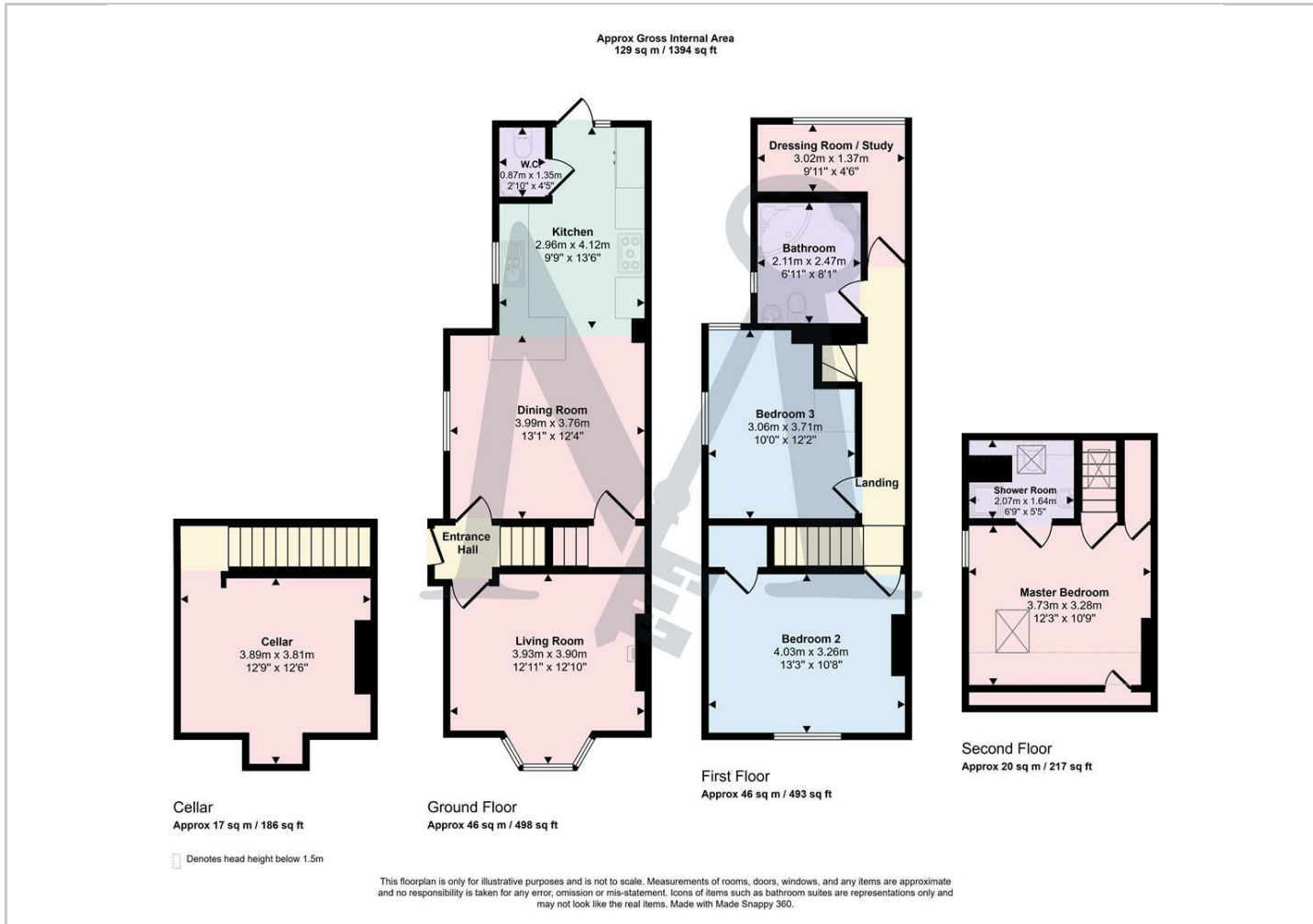




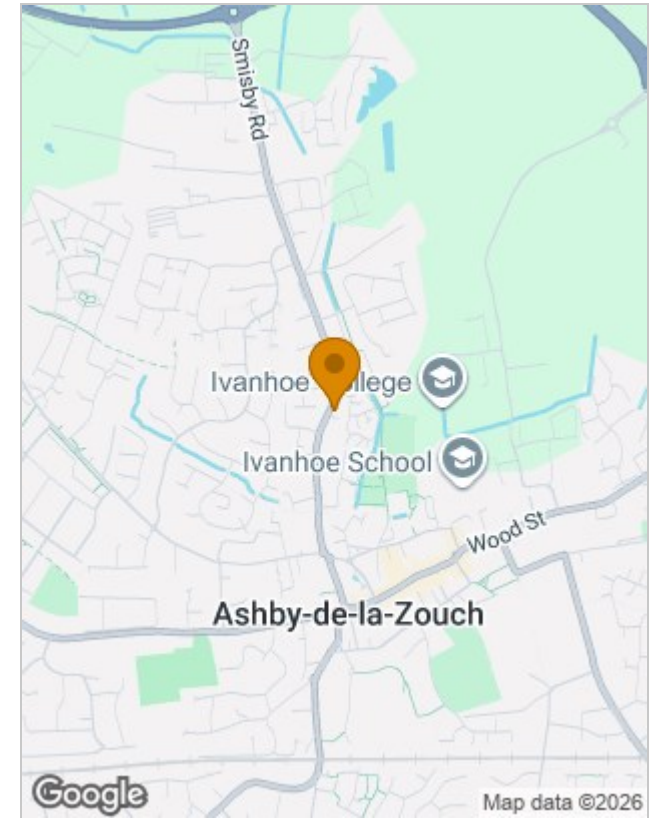




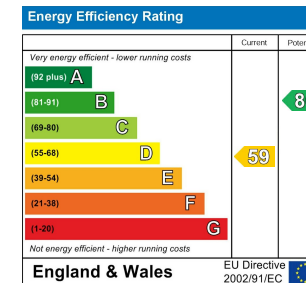
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our Maynard Estates Office on 01530 682886 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

2-4 North Street, Whitwick, Coalville, Leicestershire, LE67 5HA  
Tel: 01530 682886 Email: sales@maynardestates.co.uk maynardestates.co.uk