Alexanders
MarketMakers.

Burton Road
Ashby-De-La-Zouch

- Attractive double bay-fronted period home
- Highly regarded Burton Road location
- Stylish kitchen/breakfast room
- Three reception rooms
- Four generous bedrooms, en suite to primary
- Useful home office/studio
- Established gardens with lawns and paved areas
- Detached garage and gated driveway
- EPC Rating D / Council Tax Band F / Freehold

Alexanders offer to market this attractive and incredibly rare double bay-fronted traditional family home, occupying an established position on the highly regarded Burton Road in Ashby-de-la-Zouch. Dating back to the 1930s, the property retains an appealing period character, with attractive red brick elevations and a traditional pitched tiled roof. Set behind an established walled frontage, mature planting provides privacy and creates an attractive approach. A gated driveway provides access to the detached garage and ample parking, whilst internally the property offers well-proportioned, stylish and thoughtfully updated accommodation throughout.

The stylish kitchen/breakfast room provides a particular highlight, combining a smart contemporary finish with a range of high-quality units and integrated appliances. This complements the property's original character beautifully, creating a home that balances period charm with modern living.

The established gardens provide a private setting, with tiered lawns, mature planting and paved areas for outdoor seating and entertaining. The property is conveniently situated for Ashby-de-la-Zouch town centre, with its excellent range of shops, cafés, restaurants and everyday amenities, whilst the A42 provides excellent links towards Birmingham, the M42 and the wider West Midlands.

Accommodation:
A porch leads into a welcoming reception hall, providing access to the formal sitting room with feature gas fireplace and double doors leading into a further reception room. To the rear is the stylish kitchen/breakfast room, fitted with a range of high-quality units and integrated appliances. Further accommodation includes a dining room, downstairs WC, laundry room and home office/studio located to the rear of the detached garage. The first floor provides a number of well-proportioned bedrooms together with bathroom accommodation. Throughout, the property retains a pleasing sense of character, complemented by stylish and thoughtfully updated interiors.

Gardens and land:
The property is approached through wrought-iron gates onto a paved driveway, providing ample parking and access to the detached garage. The front garden is a particular feature, enclosed by an attractive brick wall and established borders, with mature shrubs, ornamental planting and a shaped evergreen creating a good degree of privacy. To the rear, the gardens provide a private and established setting, offering a combination of tiered lawned areas, mature planting and paved areas suitable for outdoor seating and entertaining.

Location:
Excellent commuter links provide straightforward connections to Burton upon Trent, Coalville, Leicester and Derby, with the A42 providing direct access towards the M42, M1 and wider Midlands motorway network. Birmingham and Nottingham are also within comfortable commuting distance.

Method of Sale:
The property is offered for sale by Private Treaty.

Measurements:
Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

Tenure:
The property is being sold freehold with vacant possession upon completion.

Local Authority:
Northwest Leicestershire District Council, Council Offices, Coalville, Leics, LE67 3FJ. Council Tax Band F.

Viewings:
Viewing strictly by appointment only via sole selling agent, Alexanders of Ashby-de-la-Zouch, 22 Market St, Ashby-de-la-Zouch, LE65 1AL.

Services:
The property is connected to mains gas, electricity, water, and drainage.

Please note that none of the services, systems or appliances, including heating, plumbing and electrics, have been tested by the selling agents.

Public Rights of Way, Wayleaves & Easements:
The property is sold subject to all existing public rights of way, wayleaves, easements and other legal rights, whether or not specifically mentioned in these particulars.

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Plans and Boundaries:

The plans included in these particulars are based on Ordnance Survey data and are intended for guidance only. While believed to be correct, their accuracy is not guaranteed. The purchaser will be deemed to have full knowledge of the boundaries and the extent of the ownership. Neither the vendor nor their agents will be held responsible for defining ownership or boundary lines.

Technical Information:

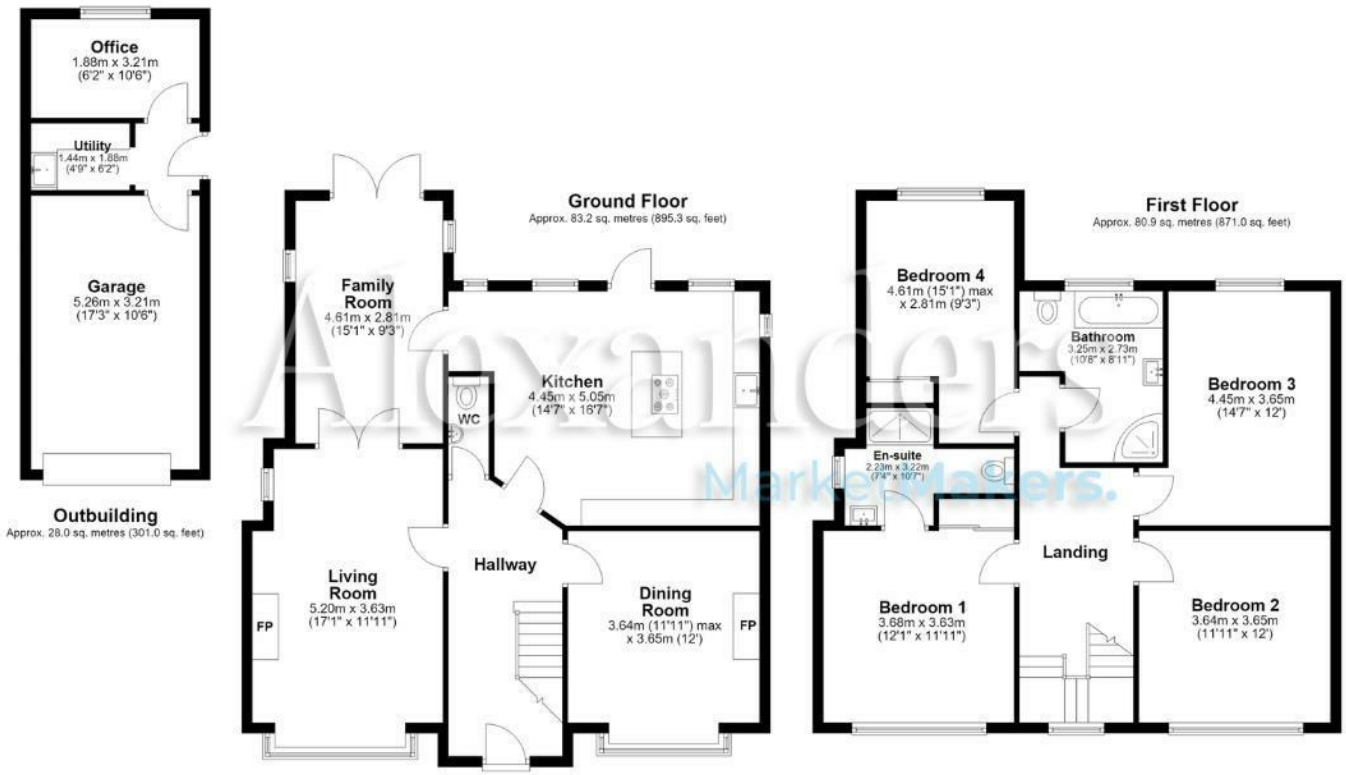
Further details, including any covenants, overage provisions, or other relevant legal or technical information, can be provided upon request.

Money Laundering:

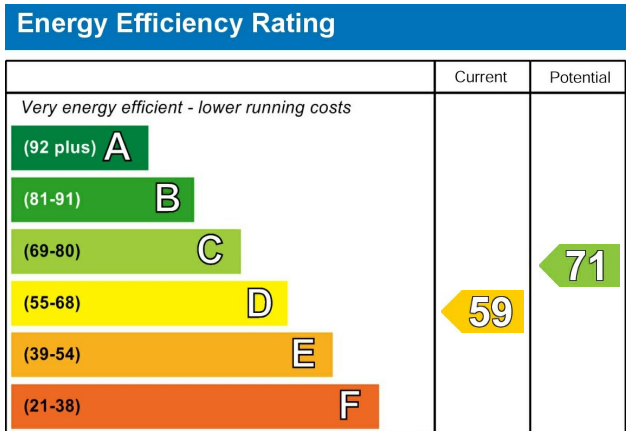
Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.

General Note:

These particulars whilst believed to be accurate set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these particulars of sale as a statement of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agents employment has the authority to make or give any representation or warranty in respect to the property.



Total area: approx. 192.1 sq. metres (2067.2 sq. feet)



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