



7, Leicester Road, Ashby-De-La-Zouch, Leicestershire, LE65 1DA

HOWKINS &
HARRISON

7, Leicester Road,
Ashby-De-La-Zouch,
Leicestershire, LE65 1DA

Guide Price: £140,000

A charming one-bedroom period cottage, ideally positioned close to the centre of Ashby-de-la-Zouch and offering well-proportioned accommodation arranged over two floors. The property comprises a spacious living room and fitted kitchen to the ground floor, with a double bedroom and shower room above, providing approximately 447 sq. ft. in total.

Externally the attractive traditional brick façade adds to the property's character and kerb appeal.

Features

- Charming one-bedroom period cottage
- Conveniently positioned close to Ashby town centre
- Well-proportioned accommodation arranged over two floors
- Living room and fitted kitchen
- Double bedroom with separate shower room
- Excellent location for commuters
- No upward chain



Location

The property occupies a convenient position close to the heart of the historic market town of Ashby-de-la-Zouch. The town offers an excellent range of everyday amenities, including independent shops, cafés, restaurants, public houses and supermarkets, together with well-regarded schooling and leisure facilities. Ashby is particularly well placed for commuters, with convenient access to the A42, connecting with the M42 to Birmingham and the M1 corridor for Leicester, Nottingham and the wider East Midlands. Burton-on-Trent provides the nearest mainline railway station, while East Midlands Airport is also within comfortable driving distance.

Travel Distances

A42 – 1.5 miles

East Midlands Airport – 9.4 miles

Burton-on-Trent railway station – 9.8 miles

Leicester city centre – 18 miles

Birmingham city centre – 34 miles

Nottingham city centre – 29 miles



Accommodation Details

The front door opens directly into the living room, a well-proportioned reception space featuring a traditional fireplace with decorative tiled inserts, built-in shelving and cupboards, and a window overlooking the front. An opening leads through to the kitchen, which is fitted with a range of shaker-style wall and base units, timber-effect work surfaces, tiled splashbacks, an integrated oven and hob, and space for further appliances. Exposed ceiling beams add to the cottage character. A door from the kitchen opens to the staircase rising to the first floor, while a separate rear door provides access to the courtyard.

Upstairs, the landing leads to a generous double bedroom with a vaulted ceiling, front-facing window and useful recessed shelving. The separate shower room is fitted with a corner shower enclosure, wash hand basin, WC and heated towel rail.

Outside

There is a shared rear pedestrian access serving the adjoining cottages.

Tenure & Possession

The property is freehold with vacant possession being given on completion.

Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.

Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison on 01530 410930 Option 1

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

None of the services have been tested. We are advised that the property benefits from mains water, drainage, gas and electricity, which are connected to the property. The central heating is gas fired

Local Authority

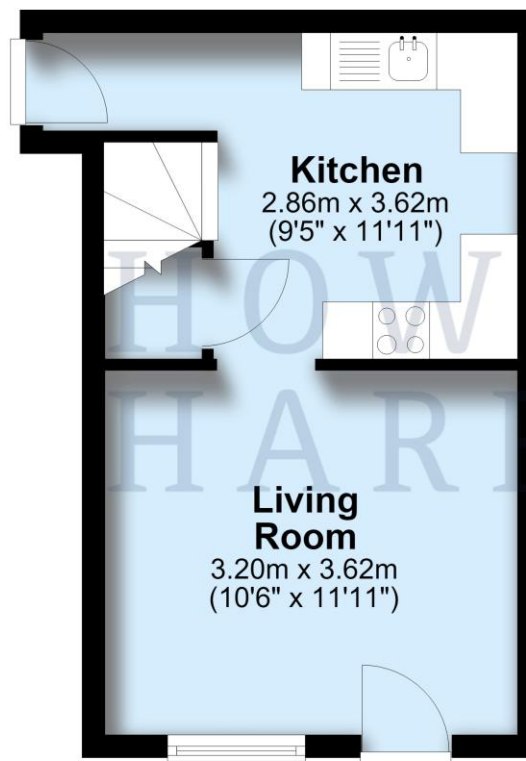
North West Leicestershire District Council - [Tel:01530-454545](tel:01530-454545)

Council Tax Band - A

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

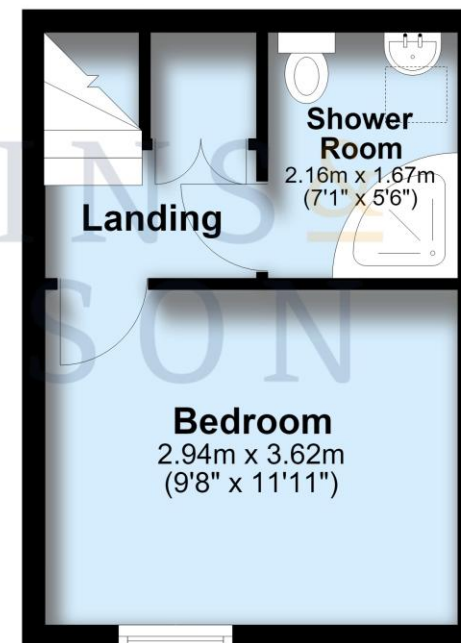
Ground Floor

Approx. 22.8 sq. metres (244.9 sq. feet)



First Floor

Approx. 18.8 sq. metres (202.5 sq. feet)



Total area: approx. 41.6 sq. metres (447.4 sq. feet)

Howkins & Harrison

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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.