



Tamworth Road, Ashby-De-La-Zouch



3



1



2

£309,950



### Key Features

- Charming Three-Bedroom Character Cottage
- No Upward Chain
- Spacious Sitting Room + Snug
- Handcraft Kitchen/Diner
- Elegant Four-Piece Family Bathroom
- Three Generous Bedrooms
- EPC rating U
- Freehold





Welcome to Tamworth Road, Ashby-de-la-Zouch—a 1850s quintessential English cottage with all the charms of yesteryears paired with modern comforts. Nestled in this sought-after location, this beautifully presented three-bedroomed character cottage is a true gem, offered with no upward chain. Once two cottages now gracefully unified, it hosts a delightful mix of stunning original features such as exposed timber beams, cosy fireplaces, and handcrafted pine accents.

Step inside, and you'll find a cosy snug reception complete with a beamed ceiling and inviting chimney reveal. The expansive sitting room, over 16ft in length, offers ample space for relaxation and is warmly accentuated by a wood-burning stove nestled within a soot-covered brick reveal. The handcrafted kitchen is a chef's delight, featuring a Belfast sink, Leisure Cookmaster with a double oven, and a rustic and elegant finish. French doors lead you to a picturesque rear garden, perfect for entertaining.

Upstairs, you'll discover three generous bedrooms alongside a stylish four-piece bathroom featuring a splendid roll-top tub and separate shower, adding a touch of luxury to daily routines. The exterior is equally inviting with a charming wisteria-clad front, gravelled garden, and various mature shrubs, while the rear offers a high degree of privacy with a shaped lawn, mature shrubs, a garden shed and paved patio area. There is also a potential to rent offroad parking to the rear.

Perfectly combining character and convenience, this double-fronted cottage is a rare find, ideally located within a short distance of the vibrant market town. Don't miss this opportunity—call today to make this dream home yours.

Ashby-de-la-Zouch is a picturesque market town located in the heart of Leicestershire, offering a perfect blend of traditional charm and modern conveniences. Known for its rich history, the town is home to the impressive ruins of Ashby Castle, which are managed by English Heritage and serve as a captivating reminder of the area's past. The town centre is a short stroll from Tamworth Road and boasts a variety of independent shops, boutiques, and eateries, providing residents with a quaint shopping experience alongside everyday amenities.

The local area offers a superb range of leisure facilities and outdoor activities, making it ideal for both families and those seeking a vibrant, active lifestyle. Nearby, the National Forest offers sprawling woodlands and extensive walking and cycling routes for nature enthusiasts. Additionally, Hicks Lodge Cycling Centre, a short drive away, provides the perfect opportunity for family adventures, with trails suitable for all skill levels. Local sports clubs and facilities, such as the Hood Park Leisure Centre, ensure residents have plenty of options for staying active and engaged.

Education in Ashby-de-la-Zouch is well catered for with a range of Ofsted-rated schools within close proximity, serving all age groups. Whether you are looking for primary, secondary, or further education, the area's institutions are recognized for their dedication to quality education and student well-being. Families can feel confident knowing their children will have access to excellent educational opportunities.

Situated conveniently near major road networks, including the A42 and M1, Ashby-de-la-Zouch offers excellent connectivity to surrounding cities such as Leicester, Derby, and Nottingham. This makes it an ideal location for commuters who wish to enjoy the tranquillity of a charming town without sacrificing easy access to larger city centres. Public transport options are also readily available, including regular bus services and nearby train stations.

## ACCOMMODATION

SNUG RECEPTION 3.85m x 3.62m (12'7" x 11'11")

SITTING ROOM 5.13m x 3.76m (16'10" x 12'4")

HANDCRAFTD KITCHEN/DINER 5.48m x 2.94m (18'0" x 9'7")

BOOT ROOM 2.64m x 1.35m (8'8" x 4'5")

## FIRST FLOOR ACCOMMODATION

BEDROOM ONE 4.93m x 2.81m (16'2" x 9'2")

BEDROOM TWO 3.77m x 2.24m (12'5" x 7'4")

BEDROOM THREE 3.88m x 2.42m (12'8" x 7'11")

FOUR PIECE BATHROOM 3.42m x 2.28m (11'2" x 7'6")

## COUNCIL TAX BAND:-

The property is believed to be in council tax band:

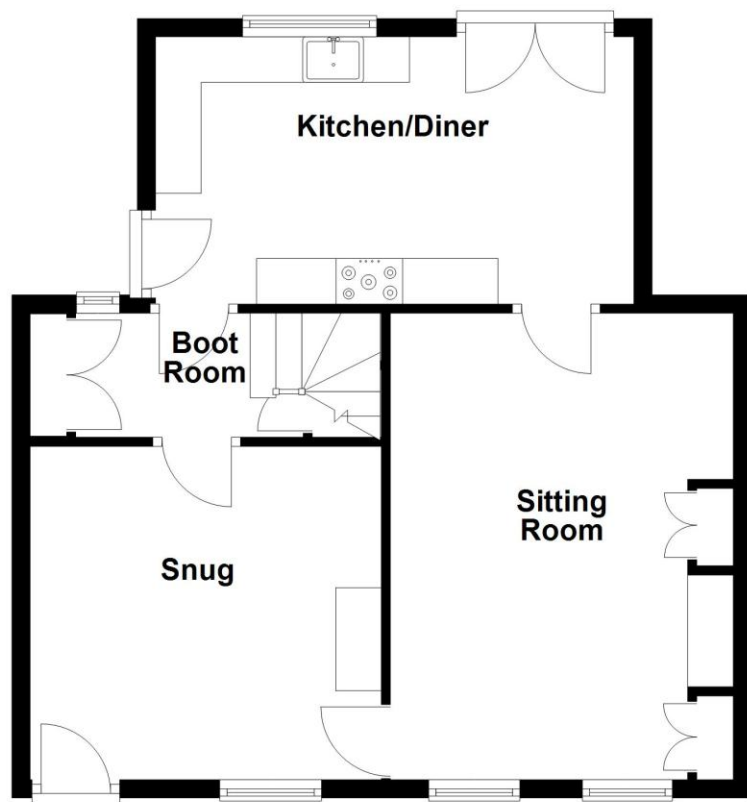
## HOW TO GET THERE:-

Postcode for sat navs: LE65 2PR

## 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

