



Moira Road, Ashby-De-La-Zouch



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£389,950



Key Features

- Charming 1940s Three Bedroom Detached Home
- Generous Plot, Ripe for Renovation and Modernisation
- Two Spacious Reception Rooms
- Traditional Charm and Character
- Kitchen + Pantry | Cloakroom/W.C.
- Three Good-Sized Bedrooms
- EPC rating U
- Freehold





Welcome to Moira Road, a charming slice of 1940s history located in the heart of Ashby-de-la-Zouch. Built in the late 1940s for a local businessman. A unique opportunity awaits those with a vision for renovation and modernisation, in one of the last untouched period properties in the area. This delightful, detached family home sits on a generous plot, surrounded by lush gardens, offering heaps of potential to create your forever home.

Step inside and discover a world of potential with two spacious reception rooms. The formal dining room boasts an original bay window adorned with decorative stained glass, while the expansive sitting room opens into a sunlit conservatory—ideal for summer entertaining. The kitchen, complete with a traditional pantry, awaits your personal touch.

Upstairs, you'll find two double bedrooms and a cosy single bedroom, all sharing a retro-style family bathroom. Outside, enjoy the expansive front and rear gardens, featuring mature hedges and a small orchard—perfect for a family looking for space and privacy.

With off-road parking and a gated driveway, this home is not only a promising project but also offers tremendous convenience. Located just a stone's throw from Hilltop Primary School and the town centre, this is a rare gem not to be missed. Sold with no upward chain, seize the opportunity to transform this charming property into your dream home. Contact our team today to arrange a viewing!

Ashby-de-la-Zouch is an attractive and historic market town located in the heart of the National Forest in Leicestershire, known for its charming blend of serene countryside and vibrant town life. One of the first points of interest is the town's rich history, with landmarks such as Ashby Castle providing a glimpse into the past. The castle ruins, famously linked to Walter Scott's novel "Ivanhoe", offer not only historical insights but also an enchanting spot for a leisurely day out. The town centre is a delightful mix of traditional shops and modern amenities, effortlessly combining to create a unique shopping experience for residents.

For families considering relocation, education is a major highlight. The property's proximity to Hilltop Primary School, known for its strong educational program and community involvement, makes it an ideal choice for those with young children. In addition to primary education, there are several well-regarded secondary schools and colleges in the wider area, catering to a variety of educational needs and providing peace of mind for future academic growth.

Commuters will appreciate Ashby's strategic location, with easy access to key transport links such as the M42 motorway. This ensures straightforward journeys to major cities like Leicester, Derby, Nottingham and Birmingham, broadening access to employment opportunities and extending the lifestyle choices available. Public transport is also well-served, with reliable bus services connecting Ashby-de-la-Zouch to neighbouring towns, cities and East Midlands airport.

The outdoor lifestyle in Ashby-de-la-Zouch is another significant attraction, with extensive walking and cycling trails within the National Forest, perfect for weekend adventures or daily exercise. Residents can enjoy an active lifestyle, benefiting from green spaces such as the nearby Moira Furnace and Ashby Wolds Heritage Trail. This facilitates a perfect blend of nature and convenience, with all necessary amenities still within easy reach.

ACCOMMODATION

PORCH 2.03m x 0.61m (6'8" x 2'0")

ENTRANCE HALLWAY 4.21m x 2.11m (13'10" x 6'11")

DINING ROOM 3.48m x 3.02m (11'5" x 9'11")

SITTING ROOM 4.24m x 3.48m (13'11" x 11'5")

CONSERVATORY 3.42m x 2.75m (11'2" x 9'0")

KITCHEN 2.42m x 2.12m (7'11" x 7'0")

PANTRY 1.78m x 0.84m (5'10" x 2'10")

REAR LOBBY 0.91m x 0.89m (3'0" x 2'11")

UTILITY STORE 1.84m x 0.77m (6'0" x 2'6")

W.C. 1.58m x 0.91m (5'2" x 3'0")

FIRST FLOOR ACCOMMODATION

BEDROOM ONE 3.67m x 3.47m (12'0" x 11'5")

BEDROOM TWO 3.66m x 3.47m (12'0" x 11'5")

BEDROOM THREE 2.14m x 2.13m (7'0" x 7'0")

BATHROOM 2.43m x 2.11m (8'0" x 6'11")

COUNCIL TAX BAND:-

The property is council tax band: B

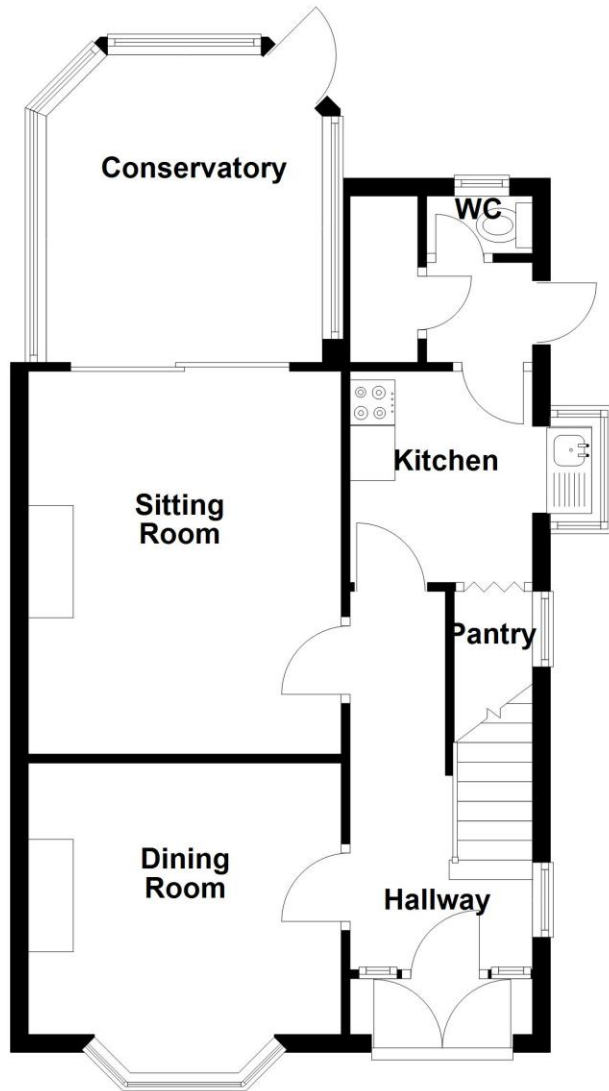
HOW TO GET THERE:-

Postcode for sat navs: LE65 2GB

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

