



58, Smisby Road, Ashby-De-La-Zouch, Leicestershire, LE65 2JL

HOWKINS &  
HARRISON

58, Smisby Road,  
Ashby-De-La-Zouch,  
Leicestershire, LE65 2JL

Guide Price: £250,000

A charming and thoughtfully modernised period townhouse, ideally positioned close to the heart of Ashby-de-la-Zouch. Offering 1166 sqft of accommodation arranged across three floors, the property combines traditional character with stylish presentation, featuring two comfortable reception rooms, a modern fitted kitchen, cellar, two first floor bedrooms and a beautifully appointed four-piece bathroom. On the second floor is a versatile loft room

Outside, there is a long enclosed garden with a raised patio, lawn, and brick outbuilding providing a WC and store and parking for two vehicles to the rear.

### Features

- Attractive period townhouse close to Ashby centre
- 1166 sqft including cellar and outbuildings
- Two character reception rooms with feature fireplace
- Two first floor bedrooms and a versatile loft room
- Stylish bathroom with claw-foot bath and shower
- Ready to move into, ideal for town living
- Parking for two vehicles to the rear



## Location

The historic market town of Ashby-de-la-Zouch has origins dating back to Roman times and is most notably recognised for its 15th century castle, once the seat of the Hastings family. Today, Ashby is a thriving and highly regarded community, perfectly positioned on the north side of the A42 dual carriageway. The town offers superb connectivity, with swift links south-west via the M42 to Birmingham and Birmingham International Airport, and north-east to the M1 corridor, providing access to East Midlands cities and Nottingham East Midlands Airport at Castle Donington.

Ashby itself combines rich heritage with excellent amenities, boasting a bustling high street with a mix of national retailers, independent shops, boutiques, and coffee houses, together with supermarkets including M&S Simply Food. The town also benefits from well-regarded schooling, with a choice of five primary schools, Ivanhoe School, and Ashby School with its associated sixth form. For leisure the surrounding National Forest provides countless opportunities for walking, cycling and outdoor pursuits.



## Accommodation Details – Ground Floor

The front door opens into the dining room, a welcoming space with a walk-in bay window to the front, decorative wall panelling, and exposed brick detailing. Steps lead down to the cellar, providing ideal storage or scope for conversion. A door from the dining room leads through to the sitting room, a comfortable and stylish second reception room featuring a log-burning stove with timber fireplace, part-panelled walls, and a rear window overlooking the garden. A brick archway and internal opening connect this room seamlessly with the kitchen. The kitchen is fitted with modern units and complementary work surfaces and tiling, offering integrated cooking appliances and access to the rear garden via a half-glazed stable-style door.

## Upper Floors

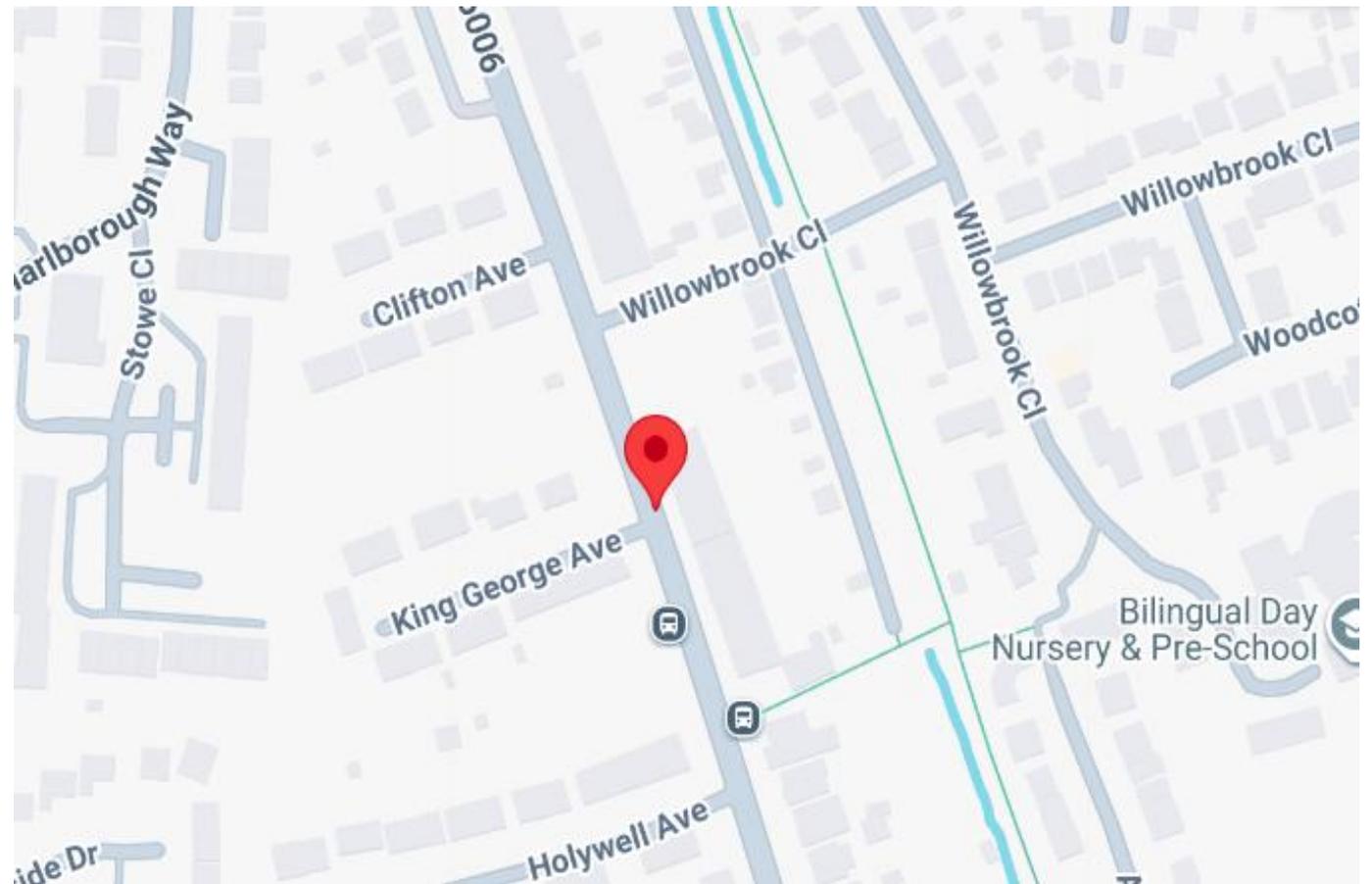
On the first floor, the landing leads to two double bedrooms and the main bathroom. Bedroom one lies to the front and bedroom two overlooks the rear garden. The bathroom is a particular feature, fitted with a claw-foot freestanding bath, separate shower enclosure, pedestal wash basin, and WC, all finished with patterned tiled flooring and part-tiled walls.

A timber feature staircase rises to the centre of the second floor, where a generous loft space offers potential for a versatile home office, or hobby area with skylight windows.



## Outside

Externally, the property enjoys a delightful rear garden with a raised patio seating area, steps leading down to a lawn, and fenced boundaries offering good privacy. At the far end stands a brick outbuilding, divided into a store and WC, providing excellent practicality. There is vehicular access to the rear where you will find allocated parking for two vehicles.



## 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 are connected to the property. The central heating is gas fired and broadband is available.

## Local Authority

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

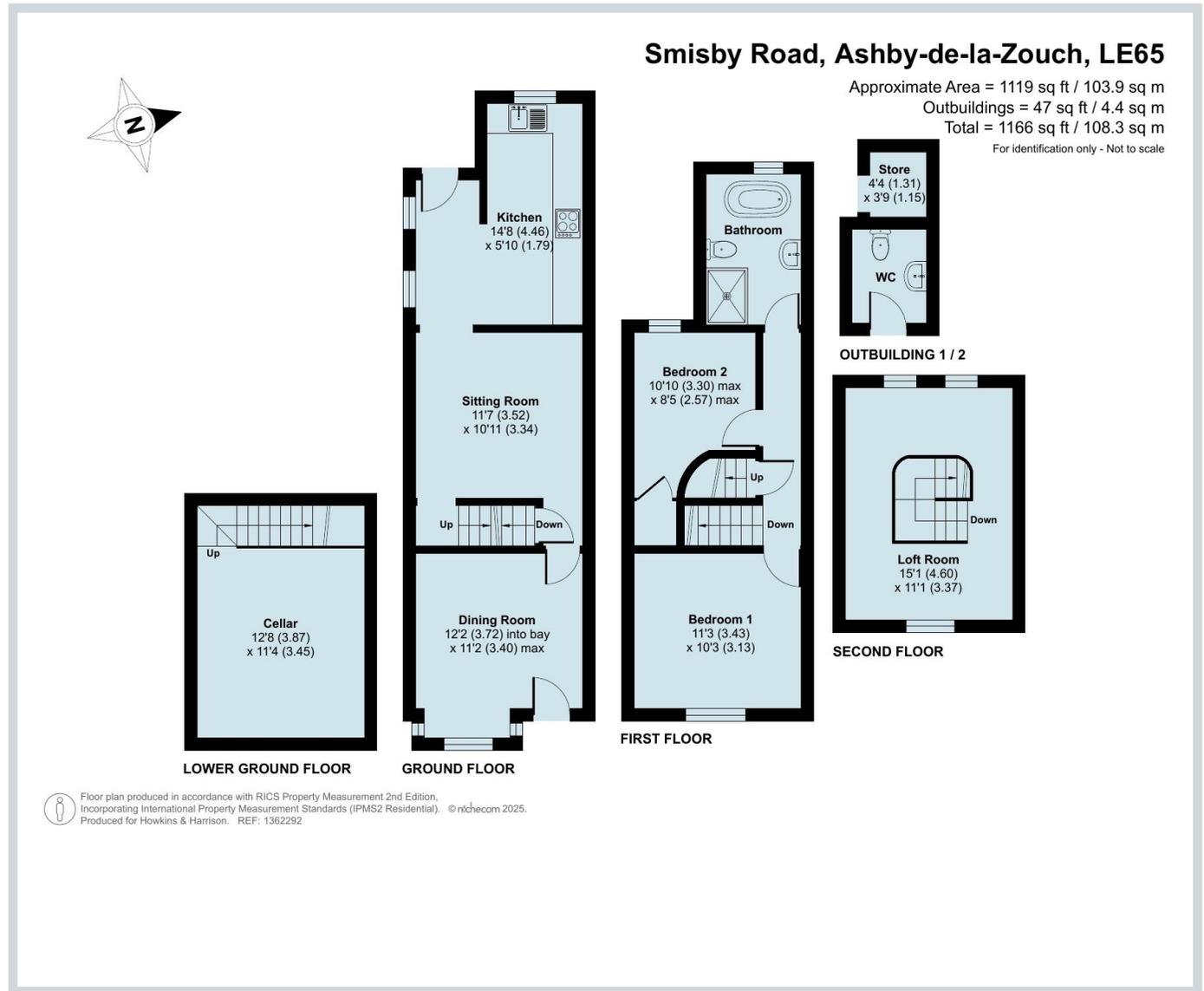
## Council Tax Band – Band A

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

## 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.



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