11 South Street, Ashby-De-La-Zouch, Leicestershire, LE65 1BQ

Guide Price £425,000

A stone's throw from Ashby-de-la-Zouch's Market Street and dating back to the 1800s, this Grade II listed individual Georgian home exudes character and charm throughout, whilst benefiting from over 3,500 sqft of living accommodation. Although requiring considerable modernisation throughout the property retains many original features across four floors, the property offers an abundance of living space in the form of two large ground floor reception rooms alongside a breakfast kitchen, six sizeable double bedrooms and two bathrooms. Externally, there is an enclosed rear garden and a detached double garage providing off-road parking to the rear. An internal inspection is highly recommended.

58 Market Street, Ashby de la Zouch, Leicestershire LE65 1AN

Telephone 01530 410930
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Branches across the region and an office in central London

Howkins & Harrison is the trading name of Howkins & Harrison LLP.
PARTNERSHIP N0. OC316701 **VAT REGISTRATION NO.** 272 4321 77 **REGISTERED IN** England and Wales **REGISTERED OFFICE** 7-11 Albert Street, Rugby, Warwickshire CV21 2RX

LOCATION
The historic market town of Ashby de la Zouch has links back to Roman times. Historically the town was dominated by the 12th century manor house, eventually becoming a 15th century castle belonging to the Hastings family. Today this is a thriving community on the north side of the A42 dual carriageway, with excellent road links south-west via the M42 to Birmingham and Birmingham International Airport, or north-east to the M1 motorway corridor with East Midland conurbations beyond and Nottingham East Midland Airport at Castle Donington.

The town boasts high street brand shops, many independent traders, boutiques and coffee shops. Located adjacent to primary access links further amenities include supermarkets including M & S Simply Food. Popular schooling includes five primary schools, secondaries include Ivanhoe School and, Ashby School with associated sixth form.

ACCOMMDOAITON DETAILS - GROUND FLOOR & BASEMENT
Accessed through the walled front garden a pathway leads to the traditional front door which in turn grants access into a spacious entrance hallway with staircase rising to the first floor and stairwell down to a useful basement room. Doors lead off to the left and right providing access across the entirety of the ground floor living accommodation. Directly ahead is an impressive staircase rising onto the first and second floors. Off to the right hand side of the hallway, overlooking the front elevation is a generously sized lounge/dining room that stretches from the front to the back of the property. To the left is a formal drawing room with feature fireplace. Towards the rear of the property is a fitted breakfast kitchen with adjoining utility room and cloakroom WC off.

FIRST & SECOND FLOORS
From the entrance hallway the staircase rises onto the first floor landing. From here the property offers three comfortable double bedrooms a family bathroom and a separate WC. Bedrooms one and two can be found overlooking the front elevation whereas bedroom three sits to the rear and offers a versatile layout with two additional rooms providing potential to create this into a master suite with dressing room and en suite. (subject to approvals).

A second staircase can be accessed from the first floor landing and leads up to the second floor. From here the property offers a further three sizeable double bedrooms alongside a two piece bathroom with adjoining WC.

OUTSIDE
Positioned on South Street there is unregulated on street parking to the front elevation. The property can then be approached through a front garden enclosed with iron railings and pathway leading to the traditional front door. Heading into the rear you will find an enclosed rear garden that is in need of maintenance but would provide a perfect space to sit and entertain. Gated access to the rear then leads to a detached double garage providing off road parking for two vehicles.

Viewing Arrangements
Strictly by prior appointment via the agents Howkins & Harrison
Tel:01827-718021 Option 1
Tel:01530-410930 Option 1
Daventry- Tel:01327-316880.

Local Authority
North West Leicestershire District Council - Tel:01530-454545

Council Tax
Band - E

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 and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Floorplan
Howkins & Harrison prepare these plans for reference only. They are not to scale.

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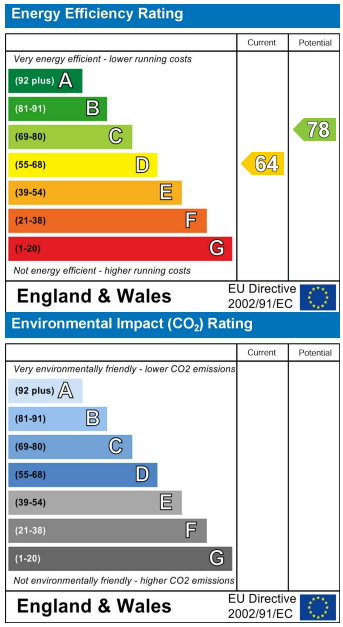
Important Information
Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been 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.

ANNSWELL
Ashby Leisure Centre & Lido
A511
A42
Shellbrook
Ashby-de-la-Zouch
NEW PACKINGTON
Google
Map data ©2026 Google

Total area: approx. 326.8 sq. metres (3517.2 sq. feet)

This floorplan is for illustrative purposes only and is not to scale. Measurements of rooms, doors, windows and other items are approximate, no responsibility is taken for errors, omission or mis-statement. Item icons such as bathroom suites, sinks are representations only and may not look like the real items.
Plan produced using PlanUp.



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