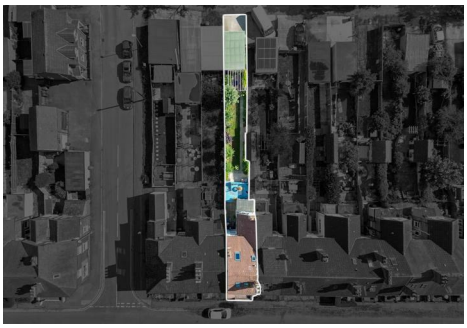


76 Smisby Road, Ashby de la Zouch, Leicstershire, LE65 2JL

Guide Price £300,000

***** Guide price £300,000 - £310,000

A beautifully remodelled and exceptionally well-presented four-bedroom period home, finished to a notably high standard and offering far more than first meets the eye. Arranged over three floors and extending to 1254 sqft, the accommodation combines character with a stylish and practical layout, including two generous reception rooms, an extended kitchen and four well-proportioned bedrooms. The upper floors are complemented by a separate family bathroom and an en-suite shower room. Outside is where the property becomes particularly distinctive, with a remarkably long rear garden providing excellent depth, attractive planted areas and an elevated deck for outdoor dining and entertaining. At the far end of the plot is a detached garage with vehicular access from the rear. A superbly cared-for home that is a real credit to its current owners, occupying a convenient position within easy reach of Ashby-de-la-Zouch town centre.

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

Telephone 01530 410930
Email ashbyproperty@howkinsandharrison.co.uk
Website howkinsandharrison.co.uk

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
Smisby Road is situated in the popular market town of Ashby-de-la-Zouch, within easy reach of the town centre and its excellent range of independent shops, cafés, restaurants and everyday amenities. Ashby also offers well-regarded schooling, leisure facilities and historic attractions, while the surrounding National Forest provides plenty of opportunities for walking and outdoor recreation. The location is particularly convenient for commuters, with straightforward access to the A42 linking to the M42, M1 and wider regional road network. Nearby rail services are available from Burton-on-Trent, Tamworth & Loughborough.

Travel Distances
Woodcote Primary School – approximately 0.4 mile
Ivanhoe School – approximately 0.7 mile
Ashby School – approximately 0.9 mile
A42 – approximately 1.5 miles
Burton-on-Trent railway station – approximately 7.7 miles
East Midlands Airport – approximately 11 mile

ACCOMMODATION DETAILS - GROUND FLOOR
The property is approached through a small entrance porch, opening into a beautifully presented front sitting room which immediately sets the tone for the rest of the house. This is a stylish and inviting reception space, with tall front-facing windows fitted with plantation-style shutters, a striking feature wall and an attractive period-style fireplace forming a natural focal point. From here, the accommodation flows through to an inner hallway, where the character of the house continues with a distinctive tiled floor, decorative arched detailing and access to the staircase rising to the upper floors. To the rear is the stunning fitted kitchen, which has been remodelled with a strong emphasis on both style and practicality. A comprehensive range of shaker-style cabinetry is finished in contrasting tones with copper-effect handles, complemented by marble-effect work surfaces, patterned splashback tiling and integrated appliances. The room is beautifully presented and makes excellent use of the available space, with plentiful storage and preparation areas. French doors open directly onto the rear garden, creating a lovely connection between the kitchen and outside space. Beyond is the dining room, another generous and extremely well-presented reception space. Finished with timber flooring and a bold contemporary colour palette, the room features a brick fireplace and offers ample space for a substantial dining table, making it equally suited to everyday family use and entertaining. Access is also available from this part of the house to the cellar, providing useful additional storage.

UPPER FLOORS
From the inner hallway, the staircase rises to the first-floor landing, where there are two bedrooms together with the main family bathroom. Bedroom one is a spacious double room positioned to the front of the property with a large window providing good natural light and ample space for freestanding furniture, while bedroom two is a further well-proportioned room with a useful store close by. The family bathroom has been remodelled to a high standard and is fitted with contemporary tiling, a freestanding bath, modern sanitaryware, vanity storage and a feature radiator. A further staircase rises to the second floor, where two additional bedrooms provide flexible accommodation, with bedroom three offering a generous space with roof lights and useful eaves storage, and bedroom four also benefiting from a roof light together with its own en-suite shower room fitted with a shower enclosure, wash basin and WC.

OUTSIDE
The outside space is a real feature of the property and is particularly notable for the exceptional depth of the plot. Immediately beyond the house is an elevated decked terrace, providing an ideal area for outdoor dining, morning coffee or evening entertaining. Steps lead down into the long rear garden, which has been attractively landscaped with a combination of lawn, established planting, mature shrubs and trees, together with a paved pathway extending through the garden. The garden continues for a considerable distance, creating a wonderful sense of space and separation from the house, with further areas for seating and planting as it progresses towards the rear boundary.

At the far end of the plot is a detached garage, accessed from the rear and approached over a block-paved driveway, providing valuable secure parking and storage. Combined with the length and maturity of the garden, this is an unusually substantial outside arrangement for a property of this type and adds considerably to the overall appeal.

Viewing Arrangements
Strictly by prior appointment via the agents Howkins & Harrison Tel:01530-410930 Option 1

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

Council Tax
Band - B

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

Tenure & Possession
The property is freehold with vacant possession being given on completion

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.

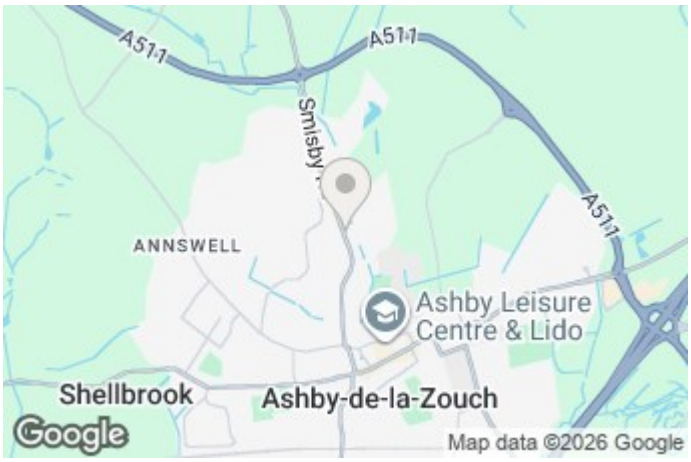
Services
None of the services have been tested. We are advised that the property benefits from mains water, drainage, gas and electricity are connected to the property. The central heating is gas fired.

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

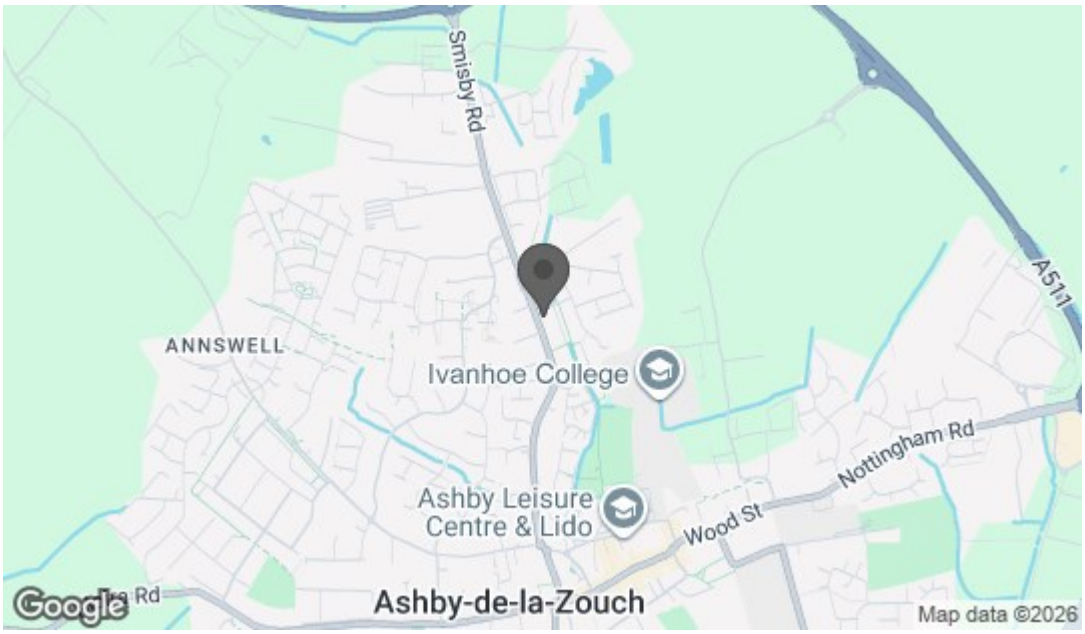
Additional Services
Do you have a house to sell? Howkins and Harrison offer a professional service to home owners throughout the Midlands region. Call us today for a Free Valuation and details of our services with no obligation whatsoever.

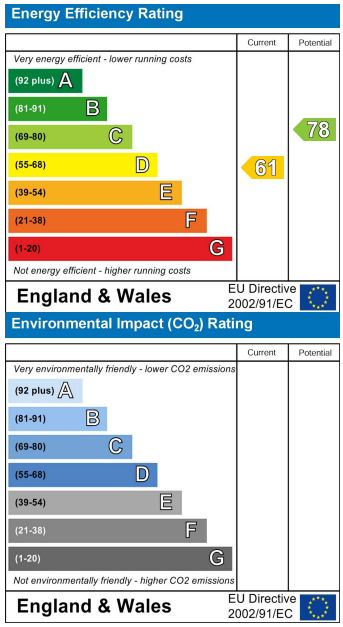
Important Information
Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been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

Anti-Money Laundering Regulations
To enable us to comply with the Money Laundering Regulations we need to verify the buyer's identity before proceeding with a sale. We charge a small administration fee for conducting an electronic AML verification check via our online provider, MoveButler.



Total area: approx. 116.5 sq. metres (1253.7 sq. feet)





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