



# Burton Road Ashby-De-La-Zouch

- Delightful Edwardian family home
- Traditional features and charm
- Two versatile reception rooms
- Extended modern kitchen and dining area
- Six bedrooms and three bathrooms
- Landscaped mature rear gardens
- Off road parking to the rear
- Town centre within walking distance
- EPC Rating D / Council Tax Band D / Freehold

This stunning property on Burton Road is an impressive Edwardian residence in the heart of Ashby-de-la-Zouch, defined by its attractive bay-fronted façade and walled forecourt. Behind the period exterior, the home reveals generous proportions, elevated ceilings and a natural sense of light, arranged over three floors with a considered blend of character and flow.

Inside, the ground floor blends character with practicality. A bay-fronted reception room draws in light, while a second sitting room features stained-glass French doors opening onto the garden. The extended kitchen and dining area sits to the rear, forming a sociable space that connects with outside.

Upper floors maintain a spacious feel with adaptable rooms, complemented by three bathrooms and useful storage.

Outside, the mature rear garden offers a private setting with patio, lawn and established planting, together with outbuildings and rear parking for two vehicles. The location is further enhanced by convenient walking access to the town centre and its amenities.





### Accommodation:

Stepping inside, the home immediately impresses with elevated ceiling heights and a strong sense of space, complemented by an abundance of natural light. The ground floor offers a selection of versatile living areas, including a stunning bay-fronted living room to the front. Adjacent sits a rich and characterful sitting room featuring bespoke stained-glass French doors opening onto the rear garden, adding a unique touch of artistry.

To the rear, the extended kitchen and dining area forms a superb social hub, fitted with a timeless range of base units, ample work surfaces, and direct garden access, enhancing its practicality. A conveniently located downstairs shower room completes the ground floor.

The first floor provides four well-proportioned bedrooms, offering excellent flexibility for family life, home working, or guest use. Two of these rooms have been recently redecorated and feature stylish panelled detailing, blending contemporary design with the home's period character. A well-appointed family bathroom serves this level.

The top floor hosts two further double bedrooms, both enjoying far-reaching views across the surrounding area, creating peaceful and private retreats. This level also benefits from a substantial storage room accessed from the landing, as well as an additional shower room, further enhancing practicality.



### Gardens and land:

Externally, the rear garden is a true sanctuary, thoughtfully designed to offer both tranquillity and functionality. A paved patio area provides an ideal seating space, framed by overhanging greenery that creates a natural canopy. Beyond this, a central lawn is bordered by mature planting and pathways that lead through the garden to the rear of the plot.

At the rear, useful outbuildings provide excellent storage solutions, while a rear gate gives access to a gravelled parking area with space for two vehicles.

### Location:

Situated in the heart of Ashby-de-la-Zouch, Burton Road enjoys a highly convenient position within walking distance of the town centre, offering easy access to local shops, amenities, cafés, and restaurants.

### Method of Sale:

The property is offered for sale by Private Treaty.

### Measurements:

Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

### Tenure:

The property is being sold freehold with vacant possession upon completion.

### Local Authority:

Northwest Leicestershire District Council, Council Offices, Coalville, Leics, LE67 3FJ. Council Tax Band D.

### Viewings:

Viewing strictly by appointment only via sole selling agent, Alexanders of Ashby-de-la-Zouch, 22 Market St, Ashby-de-la-Zouch, LE65 1AL.

### Services:

The property is connected to mains gas, electricity, water, and drainage.

Please note that none of the services, systems or appliances, including; heating, plumbing, and electrics, have been tested by the selling agents.



## Public Rights of Way, Wayleaves & Easements:

The property is sold subject to all existing public rights of way, wayleaves, easements and other legal rights, whether or not specifically mentioned in these particulars.

## Plans and Boundaries:

The plans included in these particulars are based on Ordnance Survey data and are intended for guidance only. While believed to be correct, their accuracy is not guaranteed. The purchaser will be deemed to have full knowledge of the boundaries and the extent of the ownership. Neither the vendor nor their agents will be held responsible for defining ownership or boundary lines.

## Technical Information:

Further details, including any covenants, overage provisions, or other relevant legal or technical information, can be provided upon request.

## Money Laundering:

Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.

## General Note:

These particulars whilst believed to be accurate set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these particulars of sale as a statement of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agents employment has the authority to make or give any representation or warranty in respect to the property.



Total area: approx. 190.6 sq. metres (2051.7 sq. feet)



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</b>	<b>75</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		



