Wood Street

Ashby-de-la-Zouch, LE65 1EL

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Ashby-de-la-Zouch, LE65 1EL

£385,000

NO UPWARD CHAIN

This beautifully presented traditional semi-detached home blends classic character with stylish modern living. Featuring high ceilings, elegant reception rooms, and a stunning extended kitchen with lantern roof, the property offers versatile family space throughout, complemented by a generous garden and countryside views.

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The entrance door opens into a well-proportioned reception hallway, with a staircase rising to the first floor and useful understairs storage. A convenient guest cloakroom is located just off the hallway. To the left, you'll find a charming reception room with unusually high ceilings, a bay window, picture rail detailing, and a feature fireplace with marble hearth and surround, forming an attractive focal point. A second reception room provides a superb formal dining or family space, again benefiting from high ceilings and a picture rail. Glazed double doors open through to the impressive kitchen extension, creating a wonderful sense of flow.

The kitchen has been thoughtfully extended and fitted with a contemporary range of high-gloss units, complemented by matching worktops and upstands. Features include a composite one-and-a-half bowl sink with mixer tap, positioned beneath a window with plantation-style shutters, as well as an integrated electric hob with oven below and extractor above, plus an undercounter fridge. The space opens seamlessly-passing a striking curved feature wall-into a beautiful extended living area with ample room for both dining and relaxation. This superb entertaining space is enhanced with underfloor heating and a clear glass lantern roof, flooding the room with natural light, and Crittall-style double-glazed French doors with matching side panels, offering delightful views over the mature garden. The extension connects effortlessly back to the formal dining room, allowing for flexible open-plan or separate living as desired. A useful utility room is located off the kitchen, providing additional storage and space for appliances.

Upstairs, a wide staircase leads to a central landing with a side window, giving access to three bedrooms. The principal bedroom to the front features a large UPVC double-glazed bay window, allowing for plenty of natural light, along with an original built-in wardrobe and an additional bespoke fitted wardrobe. Bedroom two enjoys rear-facing views across the garden towards the countryside beyond, while bedroom three benefits from a built-in over-stairs wardrobe with additional storage above. The family bathroom is generously sized and well-appointed, comprising a bath with mixer tap, WC, and a contemporary floating wash hand basin with storage beneath. There is also a large, oversized glazed shower cubicle with modern shower panel walling and a ladder-style towel radiator.

Externally, the property features a double-width driveway providing off-road parking. Gated side access leads to a wonderful rear garden, with a raised patio area and steps down to a long lawn bordered by established planting, plus a shed with power and lighting. At the far end, there is a charming summer house with power and an additional patio seating area.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).
Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.
Property construction: Standard
Parking: Drive
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Gas
(Purchasers are advised to satisfy themselves as to their suitability).
Broadband type: See Ofcom link for speed: https://checker.ofcom.org.uk/
Mobile signal/coverage: See Ofcom link https://checker.ofcom.org.uk/
Local Authority/Tax Band: North West Leicestershire District Council / Tax Band B
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA/21042026



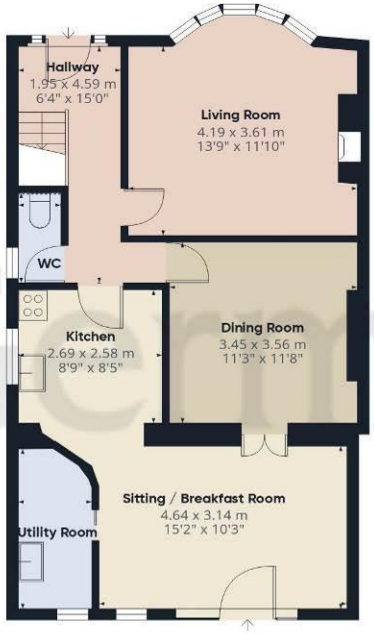



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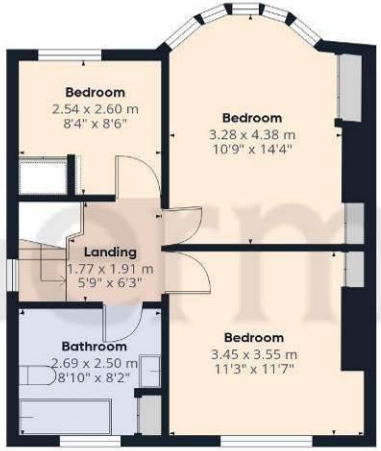

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Ground Floor



Floor 1



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Approximate total area(1)

105.9 m²

1138 ft²

Reduced headroom

0.1 m²

1 ft²

(1) Excluding balconies and terraces

Reduced headroom

····· Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360









Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

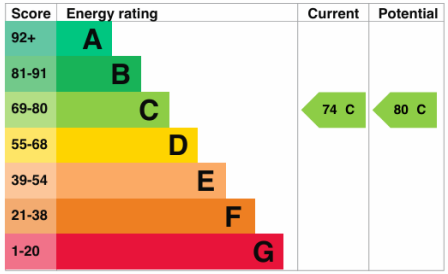
We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

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Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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