



**Kilwardby Street,**  
Ashby-De-La-Zouch, Leicestershire, LE65 2FR  
Offers In Excess Of £550,000



**\*PRIME LOCATION WITHIN WALKING DISTANCE OF TOWN CENTRE\*** Tucked behind a raised front garden with wonderful views to the front elevation is this desirable four bedroomed detached family home boasting well-proportioned accommodation spread over two floors including traditional decor and designed for family living. Take a look inside and you'll find, on the ground floor: an entrance porch, reception hallway, a traditional sitting room with a feature fireplace, bespoke fitted kitchen with an adjoining utility room, cellar, sun room a separate dining room and a cloakroom/W.C. Upstairs: a master bedroom with en suite shower room, three further generous bedrooms and a family bathroom. Outside: there is off road parking for at least two cars, a garage accessed via a shared drive and an extensive landscaped rear garden with a timber decked seating area. Viewing of this characterful family home is highly recommended so please call our Ashby office and book today!

### ASHBY - The Location

The ancient, historic market town of Ashby (with its famous 15th century castle) almost certainly dates back to Roman times. Later, in the early 19th century, it became a spa town. Many of the Georgian style buildings that you now see were built to accommodate visitors to the Baths. Today, Ashby de la Zouch is a thriving and bustling town within the National Forest and enjoys a wide range of good shops, schools, pubs, churches and local amenities. The nearby M42 motorway gives easy access to the M1, M5 and M6 and many other Midland towns and cities. The town is also convenient for the Nottingham East Midlands airport.

### ACCOMMODATION IN DETAIL

#### ENTRANCE PORCH

Having an original minton tiled floor, a door to the reception hallway and timber framed stained glass windows.

#### RECEPTION HALLWAY



An open entrance with a radiator, smoke detector, decorative coving to the ceiling, dado rail, stairs to the first floor accommodation, doors to the sitting room, dining room, utility room and w.c.

### TRADITIONAL SITTING ROOM

13'9" x 11'10" (4.20 x 3.63)



The focal point of this room is cast iron multi-fuel burner set on a black tiled hearth with a timber mantle over. A TV aerial point, telephone point, a radiator, a decorative coved ceiling, dado rail, laminate flooring, a door to the kitchen and a UPVC double door with matching side panel windows to the rear garden.



**BESPOKE BREAKFAST KITCHEN**  
16'6" x 9'7" (5.03 x 2.94)



Fitted with a range of bespoke hardwick white base and drawer units with matching wall cupboards, silestone worktops, an inset ceramic butler sink with a mixer tap over, an inset electric oven with a four ring gas hob and an extractor hood overhead. Other features include an integral dishwasher, a freestanding fridge, a tiled floor, tiled splashbacks, a radiator, a door to the sun room, an opening to the utility room and three UPVC double glazed side and rear windows.

**UTILITY ROOM**  
9'7" x 8'2" (2.93 x 2.49)



Fitted with base and drawer units with matching wall cupboards, rolled edge worktops, a radiator, tiled flooring, a door to the cellar and a UPVC double glazed side sash window.

**CELLAR**

A perfect cold storage room for beverages.

**SUN ROOM**

10'7" x 9'5" (3.23 x 2.89)



There is a tiled floor, a polycarbonate roof, double glazed doors to the rear garden and multiple UPVC double glazed surrounding windows.

### SEPARATE DINING ROOM

15'8" max (to bay window) x 12'0" (4.78 max (to bay window) x 3.66)



Having a feature fireplace with a tiled hearth and a timber fire surround. A radiator, a decorative covered ceiling and a UPVC double glazed front bay sash window.

### CLOAKROOM/W.C

Fitted with a vanity wash hand basin with storage under, a low flush toilet, built-in shelving, a radiator, dado rail, a wall mounted boiler and a timber framed secondary glazed front window.

### FIRST FLOOR ACCOMMODATION

#### GALLERIED LANDING



With a decorative covered ceiling, original arches, dado rail, doors to the bedrooms and bathroom, a timber framed stained glass side window and a UPVC double glazed front sash window.

### MASTER BEDROOM

12'5" max (to bay window) x 12'0" (3.80 max (to bay window) x 3.66)



A good sized bedroom with fitted sliding door wardrobes to one wall, two radiators, a decorative covered ceiling and a UPVC double glazed front bay sash window.



### EN SUITE SHOWER ROOM

8'4" x 2'11" (2.55 x 0.89)



Comprising: a fully tiled shower cubicle with a wall mounted

shower overhead, a vanity wash hand basin and a dual flush toilet. A chrome ladder towel rail, tiled walls, electric shaver points and an extractor fan.

### BEDROOM TWO

13'8" x 12'0" (4.19 x 3.67)



There are fitted wardrobes and a shoe cupboard, a radiator, decorative coved ceiling and a UPVC double glazed rear sash window.

### BEDROOM THREE

9'6" x 9'0" (2.92 x 2.76)



Having a radiator, dado rail and a UPVC double glazed rear sash window.

### BEDROOM FOUR

11'2" x 6'4" (3.42 x 1.94)



Currently used as an office with fitted sliding door wardrobes, a radiator and a UPVC double glazed side sash window.

### FAMILY BATHROOM

6'10" x 6'4" (2.10 x 1.95)



Comprising: a panelled bath with a wall mounted shower overhead, a vanity wash hand basin with storage under and a dual flush toilet. A chrome ladder towel rail, tiled walls, a tiled floor, electric shaver points and a UPVC double glazed opaque side window.



## OUTSIDE

### FRONT ELEVATION

Steps lead to the raised front garden with an artificial grass lawn and gravelled area. There are multiple mature plants and shrubs, and a block paved path leading to the front door.

### OFF ROAD PARKING



There is off road for at least two cars on the block paved drive which is accessed via a shared driveway to the side of the neighbouring property.

### GARAGE

With power, lighting and an electric up and over door.

### LANDSCAPED REAR GARDEN



The garden is mainly laid to lawn with a decorative stepping stone path and borders stocked full of mature plants and shrubs. There is also a timber decked patio seating area.



### AND FINALLY...

#### COUNCIL TAX BAND:

The property is believed to be in council tax band: 'E'

#### HOW TO GET THERE

Postcode for sat navs: LE65 2FR

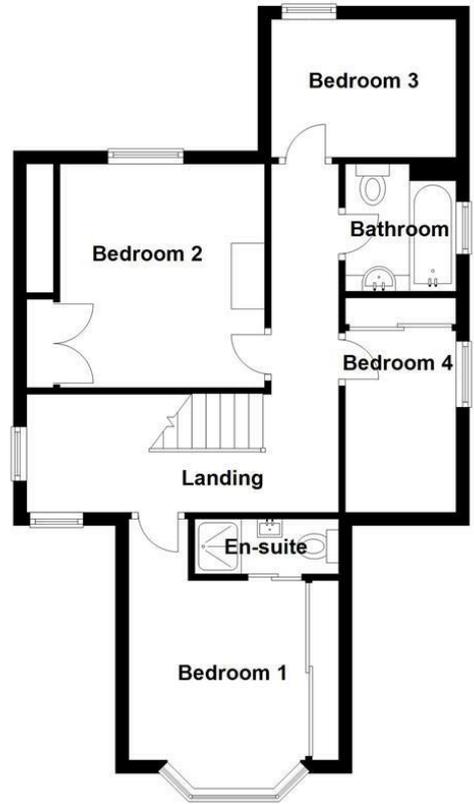
#### PLEASE NOTE:

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

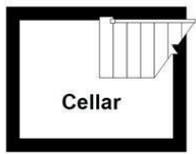
**Ground Floor**



**First Floor**



**Basement**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		52	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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