

Alexanders

Burton Road

Ashby-De-La-Zouch



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- Beautiful bay fronted Victorian property
- Stunning high ceilings
- Charming period character with modern conveniences
- Bespoke dining area joined with a stylish kitchen
- Outdoor entertaining terrace
- Off-road parking for two vehicles
- Short walk to Market Street, a historic town centre
- EPC Rating D/ Council Tax Band B/ Freehold

General Description

Alexanders of Ashby offer to the market a beautiful, bay fronted Victorian property with private rear gardens and off-road parking for two vehicles, ideally located on Burton Road in the heart of this sought-after, historic market town.

Accommodation Summary

Internally, this superb period home is offered to the market in excellent condition with the current owners managing to strike a perfect balance between charming period character and modern conveniences. Supported by its generous proportions and beautiful high ceilings the property has a floor area of circa 1,259 square feet with accommodation leading from an entrance hall with a replaced Minton style floor into the sitting room which features a beautiful bay to the front with sash windows and a feature fireplace. A bespoke dining area leading into the stylish kitchen fitted with a range of eye and base units, integrated rangemaster cooker and steps down to utility area.

Upstairs, on the first floor expect to find two generous bedrooms and the eye-catching family bathroom, the front bedroom benefits from its own fully tiled contemporary three-piece shower room. From the landing, a beautiful oak handrail and embedded glass balustrade staircase leads to another large double bedroom with fitted wardrobes and another beautifully appointed en suite shower room.



External

The property is set back from the road, behind a charming elevated front garden with a pathway leading to a covered porch and front door. To the rear of the property, immediately accessed from the kitchen door is a large flagstone entertaining terrace, raised and looking over a lawned area with sleepers and a garden path to each side leading to a second seating terrace with steps down to the off-road parking.

Location

This wonderful family house is situated within easy walking distance of the Market Street and the towns impressive and comprehensive services and amenities. There is a selection of independent shops, pubs and restaurants, as well as excellent local schooling.

Viewings

Viewing strictly by appointment only via sole selling agent, Alexanders of Ashby-de-la-Zouch (01530) 413126.

Tenure

Freehold.

Services

We are advised that mains gas, electricity, water, and drainage are connected.

Local Authority

North West Leicestershire District Council, Belvoir Rd, Coalville LE67 3PD. (01530) 454545. Council tax band B.

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.

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.





TOTAL FLOOR AREA: 1274 sq.ft. (118.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Alexanders

22 Market Street
Ashby-de-la-Zouch
LE65 1AL

Telephone Sales: 01530 413126
Email: ashby@alexanders-estates.com

Important Information

Viewing - To arrange a viewing, please contact the Ashby-de-la-Zouch Sales Team on 01530 413126.

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.

General Note - These particulars, whilst believed to be accurate are 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 statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agent's employment has the authority to make or give any representation or warranty in respect of the property.