



Burton Road Ashby-De-La-Zouch

- Beautiful Victorian semi-detached home
- Lovingly restored throughout
- Elegant bay-fronted sitting room
- Versatile second reception room
- Stunning open-plan kitchen/diner
- Main bedroom with stylish en suite
- South-facing landscaped garden
- Detached garage and workshop
- EPC Rating D / Council Tax Band C / Freehold

Alexanders are delighted to offer to the market this beautifully restored Victorian semi-detached home, located just a stone's throw from the bustling High Street. Lovingly renovated throughout, this impressive three bedroom property showcases a wealth of original character, including high ceilings, decorative cornicing and feature fireplaces, seamlessly complemented by bespoke finishes and thoughtfully designed interiors.

The accommodation begins with an elegant bay-fronted sitting room, whilst a second reception room provides a versatile family space with oak glazed doors leading through to the heart of the home. The stunning open-plan kitchen/diner has been finished to an exceptional standard, featuring handcrafted shaker-style cabinetry, resin worktops, integrated appliances, and French doors opening directly onto the south-facing garden.

The first floor offers two generous double bedrooms, with the main bedroom benefiting from a stylish en suite shower room. A beautifully appointed four-piece family bathroom, complete with a freestanding roll-top bath and separate walk-in shower, serves the remaining accommodation, whilst the spacious landing provides an ideal study area. On the second floor, a charming loft bedroom with exposed beams and vaulted ceilings offers a peaceful retreat.

Outside, the landscaped south-facing garden has been designed for both relaxation and entertaining, with an extensive patio, established planting and a lawn. A detached garage, workshop and private off-road parking complete the property.





Location:

Positioned within easy walking distance of Ashby's thriving market town, residents enjoy an excellent selection of independent boutiques, cafés, restaurants and highly regarded schools, together with superb transport links via the A42 to Nottingham, Leicester and Birmingham. The National Forest, Ashby Castle and a wealth of countryside walks are all close by.

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 C.



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.

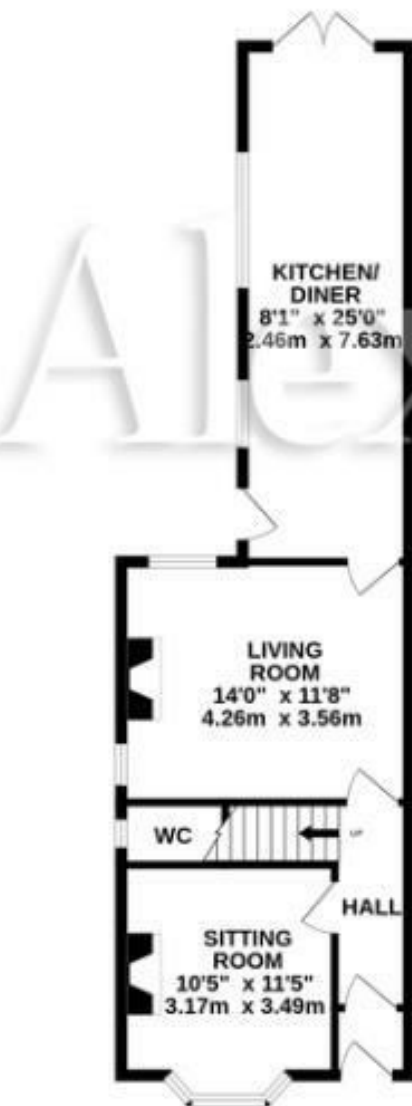


Alexanders

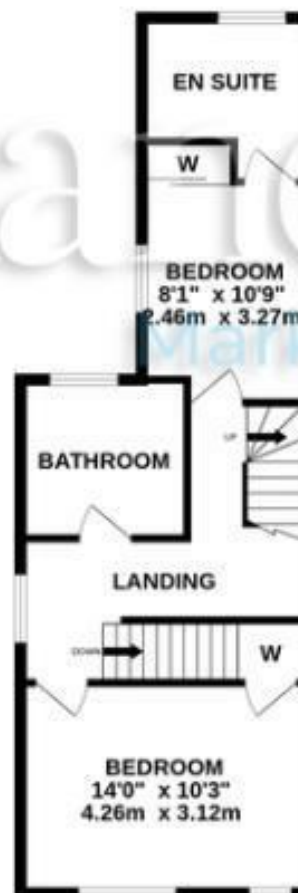


Energy Efficiency Rating

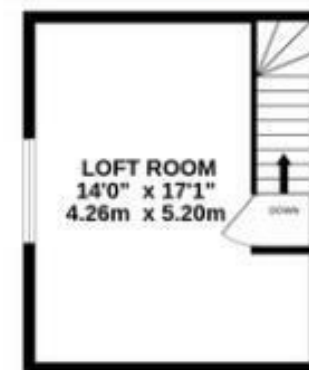
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



1ST FLOOR
491 sq.ft. (45.6 sq.m.) approx.



2ND FLOOR
238 sq.ft. (22.2 sq.m.) approx.



TOTAL FLOOR AREA : 1469 sq.ft. (136.5 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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