

Alexanders
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Smisby Road
Ashby-De-La-Zouch

- Attractive Edwardian semi-detached home
- Wealth of original period features
- Two separate reception rooms
- Contemporary fitted kitchen
- Three generous bedrooms
- Beautifully refitted family bathroom
- Versatile second-floor study area
- Extensive rear garden with paved seating terrace
- EPC Rating D / Council Tax Band B / Freehold

Occupying a prominent position along Smisby Road, within comfortable walking distance of Ashby-de-la-Zouch town centre, this attractive three bedroom Edwardian semi-detached home combines traditional period character with stylish, thoughtfully updated interiors. Retaining a wealth of original features, including distinctive red brick elevations, decorative brickwork, bay windows and high ceilings, the property offers appealing accommodation arranged over three floors.

The ground floor features two separate reception rooms, including an attractive bay-fronted sitting room, alongside a contemporary fitted kitchen. To the upper floors are three bedrooms, a beautifully refitted family bathroom and a versatile study area with additional shower facilities, offering flexibility for a variety of needs.

Outside, the property enjoys a particularly generous and established rear garden, complemented by a block-paved driveway and substantial detached garage with useful mezzanine storage above. Ideally positioned for enjoying Ashby's High Street, independent shops and everyday amenities, this is a characterful home in a highly convenient setting.













Accommodation:

The accommodation begins with a welcoming entrance hall, leading into an attractive bay-fronted sitting room featuring decorative cornicing and a traditional fireplace. A separate dining room provides an ideal setting for entertaining, while the contemporary fitted kitchen is finished with contrasting timber-effect work surfaces, vibrant tiled splashbacks and integrated cooking appliances. A rear lobby and ground floor WC complete this level, while a useful cellar provides additional storage beneath the property.

To the first floor are two well-proportioned bedrooms and a beautifully refitted family bathroom, featuring decorative tiling, a freestanding-style bath, separate walk-in shower and contemporary vanity furniture. The second floor provides a further bedroom alongside a versatile study area with additional shower facilities, offering excellent flexibility for home working, guests or changing family requirements.

Gardens and land:

The property enjoys a particularly generous and established rear garden, extending a considerable distance from the house and incorporating lawned areas, mature planting and space for outdoor entertaining. A paved seating terrace provides an ideal setting for outdoor dining, while established borders and mature trees create an attractive and private garden environment.

To the side, a block-paved driveway provides off-road parking and access to a substantial detached garage, measuring approximately 19'3" x 16'9", with the added benefit of mezzanine storage above. The garage offers excellent versatility for parking, additional storage or workshop use.

Location:

Smisby Road is a well-established residential address within Ashby-de-la-Zouch, conveniently situated within walking distance of the town's bustling High Street and its excellent selection of independent shops, cafés, restaurants and everyday amenities. The town also offers well-regarded schooling, leisure facilities and attractive surrounding countryside, while convenient access to the A42/M42 provides excellent connections throughout the East and West Midlands.

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 B.

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.


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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.

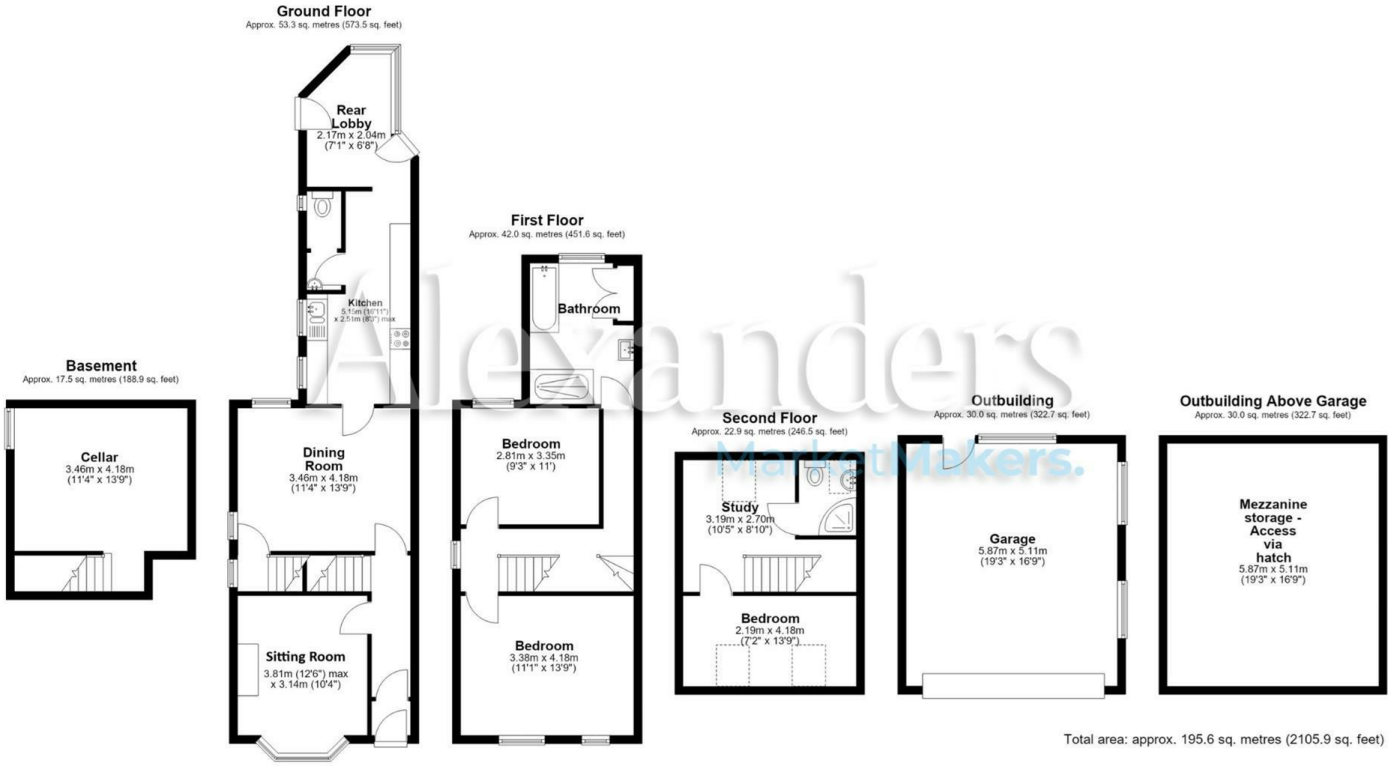
Plans and Boundaries:
The plans included in these particulars are based on Ordnance Survey data and are intended for guidance only. While believed to be correct, their accuracy is not guaranteed. The purchaser will be deemed to have full knowledge of the boundaries and the extent of the ownership. Neither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

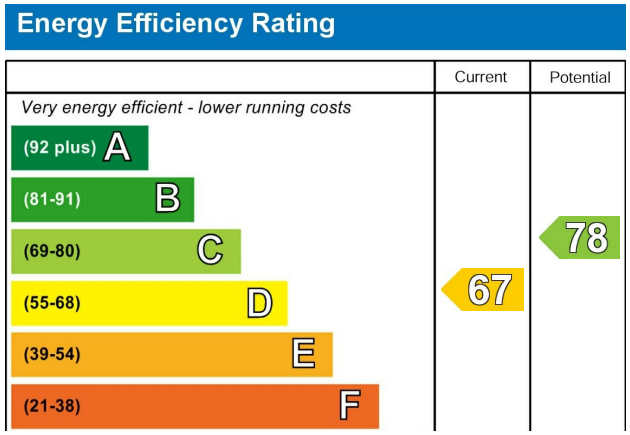
Technical Information:
Further details, including any covenants, overage provisions, or other relevant legal or technical information, can be provided upon request.

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.

Property Imagery Disclaimer:
Please note, digital enhancement and artificial intelligence tools may have been used on select photographs on this listing to help visualize the property's potential. These images are intended as a visual guide only and should not be relied upon as a factual representation of the current furnishings or condition. Buyers are advised to verify all details in person during an official viewing.









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