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# Smisby Road
# Ashby-De-La-Zouch

- Offered with no onward chain
- Spacious four bedroom terraced home
- Popular 'Smisby Road' position
- Bay-fronted family lounge
- Open aspect living room and kitchen
- Four bedrooms, one bathroom
- Generously proportioned garden
- Double garage to the rear
- EPC Rating D / Council Tax Band B / Freehold

Alexanders are delighted to present for to the market this charming and deceptively spacious terraced family home, perfectly positioned along a highly regarded residential road. Offering a wonderful blend of character, comfort, and versatile living space, this beautifully maintained property is ideal for growing families seeking both style and practicality.

Rich in traditional features, the home boasts four well-proportioned bedrooms, two inviting reception rooms, and an attractive family bathroom. The property sits on a generous plot, with a pleasant frontage providing on-road parking, while to the rear there is the added benefit of off-road parking and a detached double garage, enhancing both convenience and functionality.

Situated in the sought-after market town of Ashby-de-la-Zouch, the property benefits from a charming setting rich in history, excellent local amenities, and convenient transport links.

## Accommodation:

Upon entering, you are welcomed by a warm and inviting reception hall that sets the tone for the accommodation beyond. The bay-fronted family sitting room is a cosy yet elegant space, centred around a striking feature fireplace complete with a multi-fuel burner stove.

To the rear, a second versatile reception room flows openly into a tastefully appointed kitchen. The kitchen offers a range of matching base units and work surfaces, complemented by a practical utility room and a convenient guest cloakroom positioned to the rear.

The first floor hosts two generous double bedrooms, each offering ample space for a variety of furnishings, alongside a sleek and stylish family bathroom fitted with a contemporary four-piece suite and finished with handsome tiled surrounds.

Occupying the second floor, the upper level provides two further bedrooms, offering excellent flexibility for use as additional sleeping accommodation, home offices, or hobby spaces, making this home perfectly suited to modern lifestyles.

## Gardens and land:

Externally, the rear garden is a true highlight, designed with both relaxation and entertaining in mind. A combination of decked and paved seating areas provides ideal spots for outdoor dining and social gatherings, leading onto a spacious lawn bordered by mature shrubs.

Traditional brick outbuildings offer useful storage, while the detached double garage at the rear further enhances the practicality of this superb outdoor space.

## Location:

The historic market town of Ashby-de-la-Zouch is renowned for its characterful streets, independent shops, and welcoming community atmosphere. The town centre offers a wide range of amenities, including boutique retailers, cafés, restaurants, and well-regarded schooling for all ages. Leisure facilities are plentiful, with scenic countryside walks nearby and the iconic Ashby de la Zouch Castle providing a unique local landmark.

Commuters are well served by excellent road connections, with the A42 and M42 easily accessible, linking to major centres such as Leicester, Derby, and Nottingham. This combination of historic charm, modern convenience, and strong connectivity makes Ashby-de-la-Zouch a particularly appealing location for a wide range of buyers.

## 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.

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## 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.

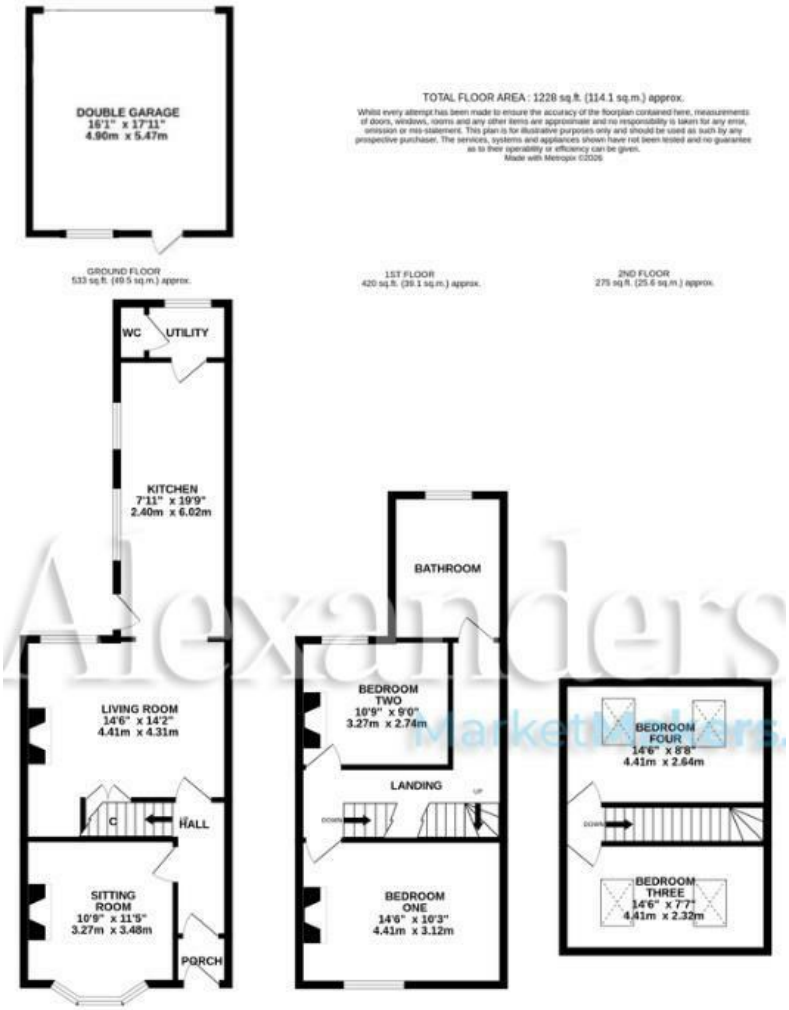
## Public Rights of Way, Wayleaves & Easements:
The property is sold subject to all existing public rights of way, wayleaves, easements and other legal rights, whether or not specifically mentioned in these particulars.

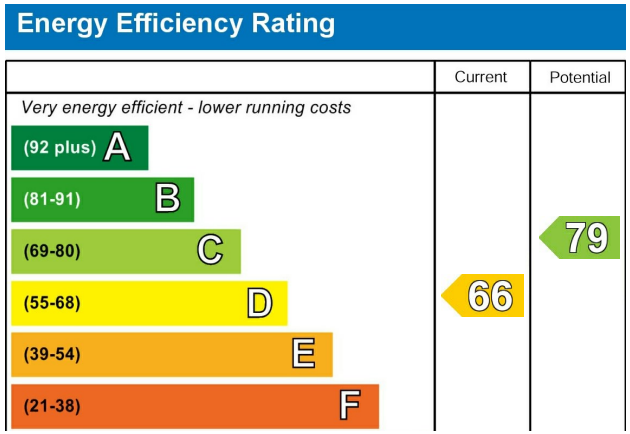
## Plans and Boundaries:
The plans included in these particulars are based on Ordnance Survey data and are intended for guidance only. While believed to be correct, their accuracy is not guaranteed. The purchaser will be deemed to have full knowledge of the boundaries and the extent of the ownership. 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.



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