



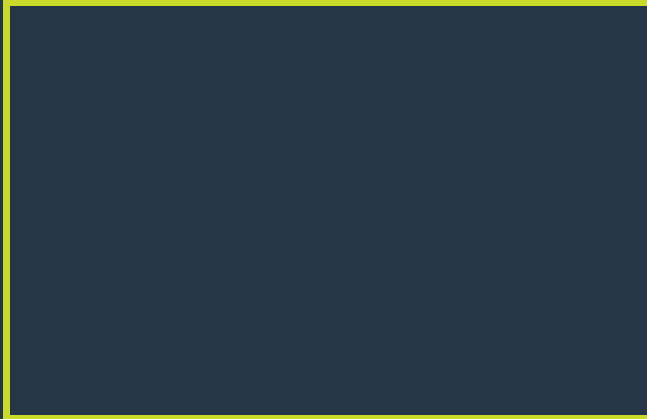
4 Kilwardby House, 6 Kilwardby Street

| LE65 2FR | Asking Price £395,000

ROYSTON
& LUND

- Asking Price £395,000
- Two En Suite Bedrooms
- Lounge with Patio Doors
- Downstairs WC, Utility and Storage Cupboard
- EPC and Council Tax Band TBC
- Grade II Listed Cottage
- Brand New Fitted Kitchen with Built in Appliances
- Study/Home Office
- 999 Year Leasehold
- Annual Management Charge To Be Confirmed





Asking Price £395,000

A wonderful opportunity to acquire this two bedroom coach house recently renovated as part of the conversion of a Grade II listed Building in the heart of Ashby-de-la Zouch. In collaboration with the renowned Lychgate Homes and David Granger Architectural Design this apartment has been thoughtfully restored to a high quality but still maintains it's original features. The apartment is part of the restorations and renovation of Kilwardby House.

Entering the cottage style coach house through its own private front door, you are welcomed directly into the kitchen, which is beautifully fitted with classic Shaker-style wall and base units, with Marbled Quartz worktops. Integrated appliances include a double oven, hob, extractor fan, fridge, freezer, and dishwasher. A dedicated utility cupboard provides space for a washing machine and tumble dryer. A charming original timber beam spans the width of the kitchen, adding character and warmth to the space.

Moving through the property, there is a convenient downstairs Cloakroom with W/C and a separate dining room, which features double French doors opening out to a private walled courtyard. There is a further spacious living room that benefits from an understairs storage cupboard and a staircase leading to the first floor. Off the living room is a versatile additional room, ideal for use as a study or home office.

Upstairs, both bedrooms are generously sized and feature modern en-suite shower rooms along with sash double-glazed windows. The bedroom to the left includes built-in wardrobes and showcases a wealth of character, including the original door and staircase leading to the attic room—perfect for storage or potential alternative uses.

***Annual Management Charge to be confirmed ***



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 them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales

EU Directive
2002/91/EC



**ROYSTON
& LUND**