



34 Kilwardby Street

| LE65 2FQ | Guide Price £290,000

ROYSTON  
& LUND



- \*Guide Price £290,000-£300,000
- Charming Three Bedroom Victorian Townhouse
- Bright Lounge Featuring Large Bay Windows
- Stone's Throw From Ashby Town Centre
- Council Tax Band - A
- Sold With No Upward Chain!
- Set Across Three Floors, Plus A Cellar
- Stylish Family Bathroom With A WC, Wash Basin, Bath, And A Separate Shower
- Enclosed Garden With An Outbuilding
- Freehold - EPC E





\*Guide Price £290,000-£300,000 - Sold With No Upward Chain!\* CLOSE TO THE MARKET TOWN OF ASHBY DE LA ZOUCH

Royston and Lund are delighted to present this charming Victorian three bedroom townhouse, set across three floors, plus a cellar, offering spacious living across its unique layout. Just a stone's throw from Ashby town centre, this home provides both convenience and character.

Upon entry, you're welcomed into a bright lounge featuring large bay windows, leading into a sitting room/dining area that provides a perfect space for family gatherings. At the rear, a well-equipped kitchen completes the first floor.

The second floor hosts two comfortable bedrooms and a stylish family bathroom, complete with a WC, wash basin, bath, and a separate shower. The top floor features a further bedroom, ideal for additional privacy. To the rear of this home, you'll find an enclosed garden with an outbuilding, offering versatile outdoor space.

This townhouse is perfect for those seeking character, space, and convenience, with easy access to all the amenities Ashby has to offer.



BASEMENT  
179 sq.ft. (16.7 sq.m.) approx.

GROUND FLOOR  
404 sq.ft. (37.5 sq.m.) approx.

1ST FLOOR  
386 sq.ft. (35.5 sq.m.) approx.

2ND FLOOR  
231 sq.ft. (21.5 sq.m.) approx.



TOTAL FLOOR AREA : 1200 sq.ft. (111.5 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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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 |         |           |
|   | 51      | 80        |

England & Wales

EU Directive  
2002/91/EC



### Environmental Impact (CO<sub>2</sub>) Rating

|   | Current | Potential |
|---|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |         |           |

England & Wales

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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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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