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The Old Coach House, 39A Tamworth Road

| LE65 2PW | Guide Price £375,000 -£385000

ROYSTON  
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- Guide Price £375,000 - £385,000
- Light & Spacious Kitchen/Living Area with French Doors to the Garden
- Two Double Bedrooms both with En-Suites, Juliet Balcony to the Principal Bedroom
- South East Facing Garden with Private Parking
- Council Subject to Assessment
- Beautifully Renovated Victorian Detached Home
- Snug/Dining Room
- Utility Room with WC
- Walking Distance To Ashby Town Centre
- Freehold // EPC C





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Beautifully Renovated and Extended Detached Home in Turnkey Condition.

This charming late 19th-century, two-bedroom Victorian property has been thoughtfully renovated to a high standard while retaining its original period features. Ideally located in a sought-after area, the property benefits from a private south-east facing cottage garden and is within walking distance of the historic market town of Ashby-de-la-Zouch.

Upon entering, you are welcomed by a spacious and inviting hallway, providing access to a cosy snug. There is also a practical utility room and a convenient WC.

To the lower ground floor, a stunning open-plan kitchen/diner forms the heart of the home. The designer kitchen is fitted with stylish sage matte units, complemented by neutral worktops and premium Bosch and Smeg appliances. Double French doors open onto the rear garden, flooding the space with natural light and creating a seamless indoor-outdoor connection.

The first floor offers two generously sized bedrooms, both with en-suite shower rooms and impressive vaulted ceilings. The principal bedroom also features a Juliet balcony overlooking the established garden.

This Coach House boasts a low-maintenance, part-walled cottage garden with mature planting and a charming pergola—perfect for relaxing or entertaining.

Private off-road parking for two vehicles is available, with direct access to the highway and no shared driveways.

For More Information; [https://reports.sprift.com/property-report/?access\\_report\\_id=5144234](https://reports.sprift.com/property-report/?access_report_id=5144234)





### EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>78</b>	<b>82</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> <small>EU Directive 2002/91/EC</small>		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> <small>EU Directive 2002/91/EC</small>		



Total area: approx. 90.4 sq. metres (973.2 sq. feet)

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