



28 Smisby Road

| LE65 2JL | Guide Price £280,000

ROYSTON
& LUND

- Guide Price £280,000 - £290,000
- Characterful Semi-Detached House With Original Features Throughout
- Cellar Providing Additional Storage Space
- Three Bedrooms Over Two Floors
- Two Reception Rooms
- Downstairs WC - First Floor WC - Modern Bathroom
- Larger Than Average Rear Garden
- Mains Gas Central Heating
- Freehold - EPC Rating E
- Council Tax Band B





Guide Price £280,000 - £290,000

Nestled on the charming Smisby Road in Ashby De La Zouch, this characterful semi-detached house built in 1905 is a true gem waiting to be discovered. Boasting original features such as skirting, coving, and plate racks, this property exudes timeless elegance.

With three bedrooms spread across 1,259 sq ft, including a loft conversion adding a third double bedroom, there is ample space for a growing family or those in need of a home office. The two reception rooms offer versatility and a sense of space, perfect for entertaining guests or simply unwinding after a long day. The kitchen boasts a range of units providing storage as well as integrated appliances. There are 2 multi-fuel log burners one in each of the reception rooms. Lastly, for the accommodation there is a ground floor WC, first floor WC and a modernised bathroom featuring a wash basin and a bath with an overhead shower.

One of the standout features of this property is the generous rear garden, meticulously maintained by the current owners. To the front there is a driveway providing off-street parking for one vehicle.

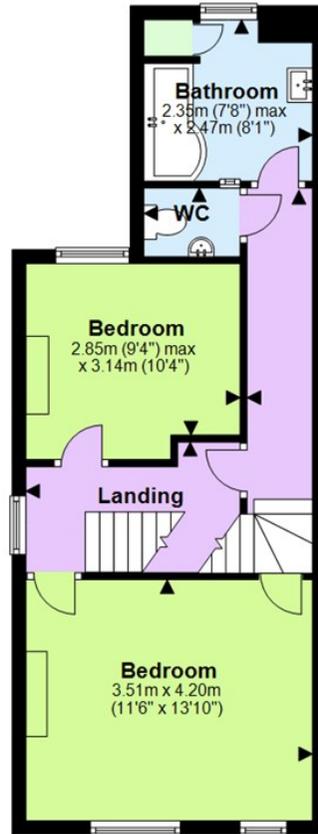
Ashby-de-la-Zouch offers various amenities, including the historic Ashby Castle, Hood Park Leisure Centre with a swimming pool, and the Ashby Museum. The town features numerous shops, restaurants, and cafes, as well as schools and healthcare facilities. Regular markets and community events enhance its vibrant atmosphere, making it a charming and well-serviced town.



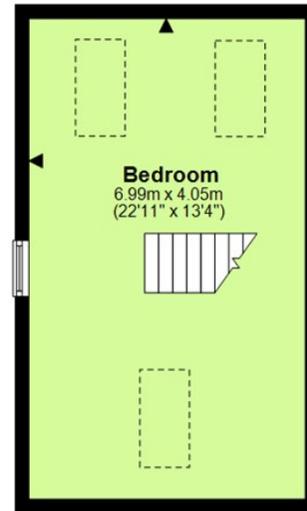
Ground Floor
Approx. 45.8 sq. metres (493.1 sq. feet)



First Floor
Approx. 42.9 sq. metres (461.3 sq. feet)



Second Floor
Approx. 28.3 sq. metres (305.1 sq. feet)



Total area: approx. 117.0 sq. metres (1259.4 sq. feet)

Where every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken of any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Plan produced using PlanUp.

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		78
(69-80) C		
(55-68) D	50	
(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