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76 Smisby Road

| LE65 2JL | Guide Price £300,000

ROYSTON
& LUND

- Guide Price: £300,000 - £310,000
- Popular Location of Ashby-de-la-Zouch
- First Floor Family Bathroom
- Rear Garage and Parking Space
- EPC: D
- Four Bedroom Family Home
- Separate Living & Dining Rooms
- Second Floor Shower Room
- Council Tax: B
- Freehold





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Situated in Ashby-de-la-Zouch, this lovely four-bedroom terraced family home is beautifully presented and filled with character. Attractive period features sit comfortably alongside stylish modern finishes, while the generous accommodation is thoughtfully arranged across three floors. Further highlights include a cellar, landscaped rear garden, off-road parking and a garage.

An initial porch opens into a welcoming entrance hall, providing access to the two reception rooms and stairs leading to the first floor. The inviting living room features a bright bay window and an attractive fireplace, creating a warm and comfortable place to relax. The adjoining dining room offers generous space, complemented by a second fireplace that adds further charm. From here, there is access to the cellar and the kitchen beyond.

The extended kitchen is a particularly attractive feature of the home, fitted with an extensive range of stylish units, fitted appliances, ample worktop space and a breakfast bar. Double patio doors open onto an elevated seating area overlooking the garden, creating a wonderful setting for outdoor dining and entertaining.

The first floor comprises two well-proportioned double bedrooms, including a generous principal bedroom positioned at the front. Both are served by an impressive family bathroom featuring a freestanding bath and separate walk-in shower. The second floor provides two further bedrooms, one currently used as a gym, together with a convenient shower room.

Outside, the delightful and lengthy rear garden features an elevated seating area, lawn, established planting and an additional patio beneath a charming wooden pergola. Rear access leads to a garage with parking directly in front. The traditional frontage retains an abundance of character, completing this warm and attractive Ashby-de-la-Zouch home.

For more information: https://reports.sprift.com/property-report/?access_report_id=5689713

Freehold





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		
	61	78
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) 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		

Ground Floor

Approx. 71.1 sq. metres (765.8 sq. feet)



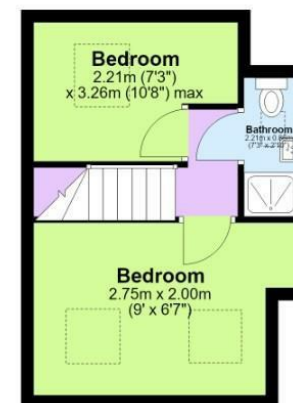
First Floor

Approx. 36.2 sq. metres (389.9 sq. feet)
(excluding Landing)



Second Floor

Approx. 23.3 sq. metres (250.8 sq. feet)



Total area: approx. 130.7 sq. metres (1406.5 sq. feet)

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