





\*\*\*\* STUNNING MODERNISED  
PERIOD PROPERTY WITH  
PARKING FOR 2 AT THE REAR  
\*\*\*\* This is an impressive  
property within easy reach of  
Ashby town centre. In brief the  
property offers an entrance  
hall, lounge and a dining room,  
modern fitted kitchen with  
access down to a cellar. Two  
bedrooms, but with the option  
to put back to a three bedroom,  
modern fitted bathroom with a  
free standing bath and a  
separate shower. Front and rear  
gardens and two rear parking  
spaces. INTERNAL VIEWING  
HIGHLY RECOMMENDED



## HALL

Entrance door into the hall with stairs to the first floor, cast iron style radiator and part panelled walls.

## LOUNGE

Upvc double glazed bay window to the front with fitted window seat, cast iron style radiator and open through to the dining room.

## DINING ROOM

Feature fireplace with living flame coal effect gas fire, cast iron style radiator, upvc double glazed double doors to the garden and a door to the kitchen.

## KITCHEN

Modern kitchen offering fitted units with quartz work surfaces, ceramic sink and drainer unit with mixer tap. Fitted electric oven with gas hob with extractor hood, cast iron style radiator, upvc double glazed window and door to the garden and access to the cellar.

## FIRST FLOOR LANDING

Storage cupboard and doors to -

## BEDROOM 1

Previously two rooms and could be divided back. Two upvc double glazed windows to the front and two cast iron style radiators.



## BEDROOM 2

Bedroom to side/rear with one double glazed window overlooking the rear garden and one cast iron radiator.







## BATHROOM

Free standing bath with victorian style telephone mixer tap and shower attachment. Enclosed shower cubicle, wash hand basin set on drawers, low flush wc, upvc double glazed window and cast iron style radiator.

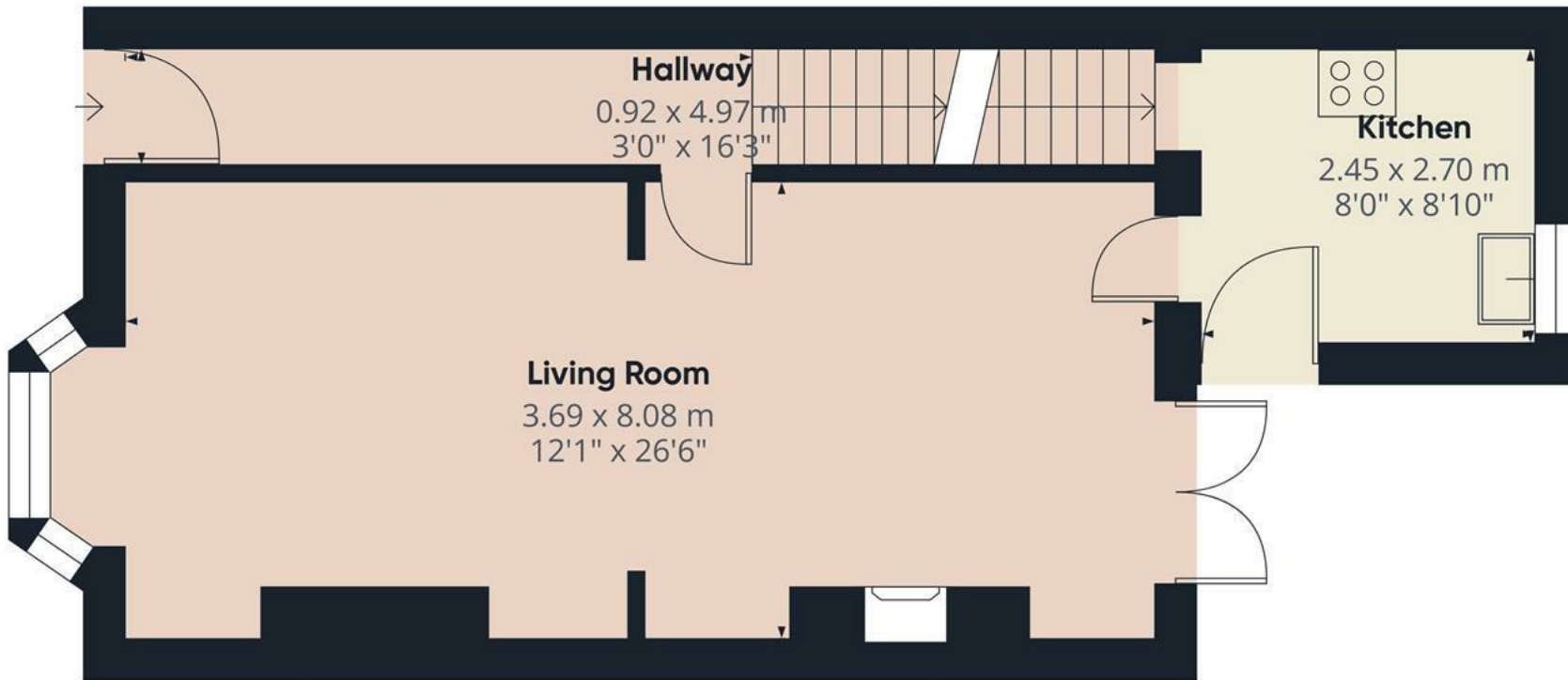
## OUTSIDE

Front lawn and shrubs, paved rear garden with shrubs and bushes, outbuildings and potting sheds. Rear parking for 2 cars.









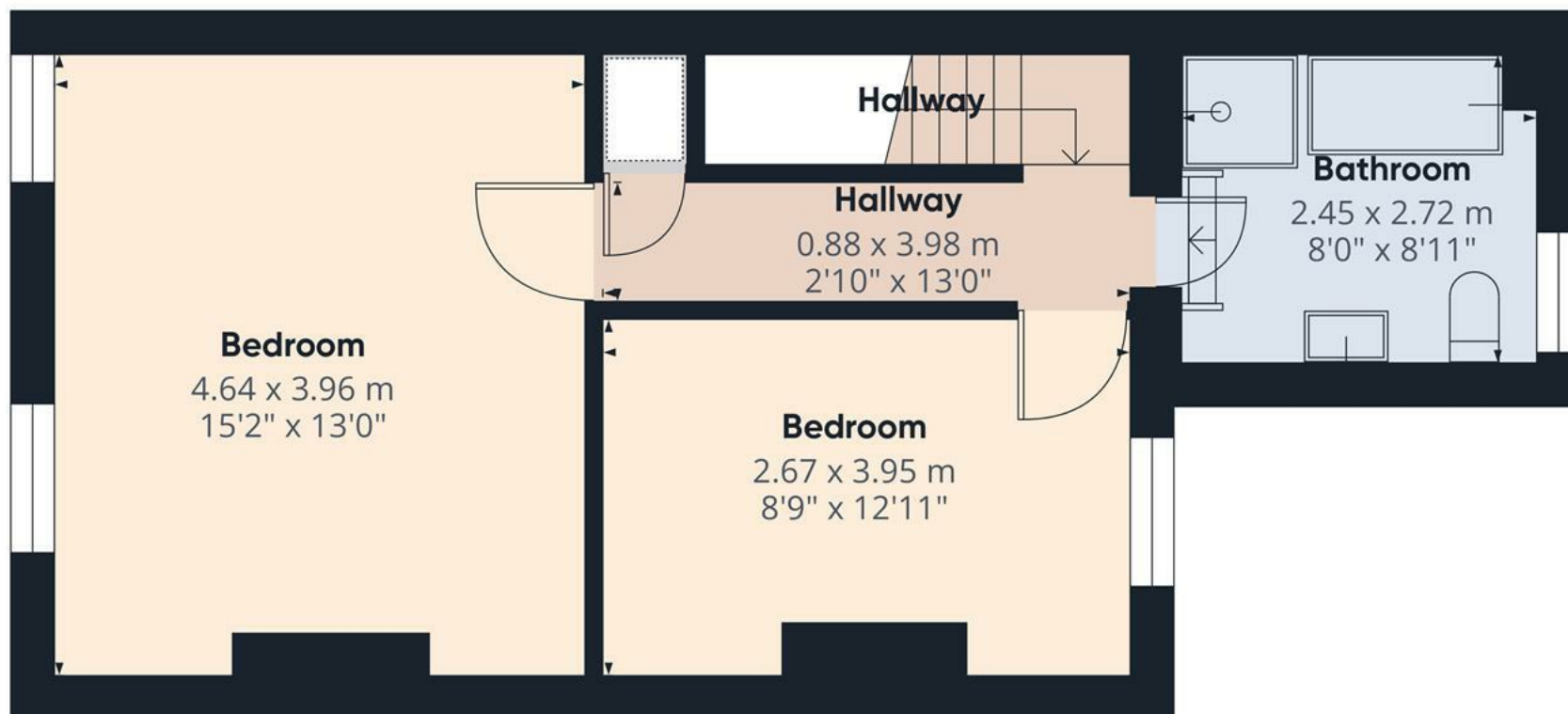
Approximate total area<sup>(1)</sup>  
40.7 m<sup>2</sup>  
438 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 0



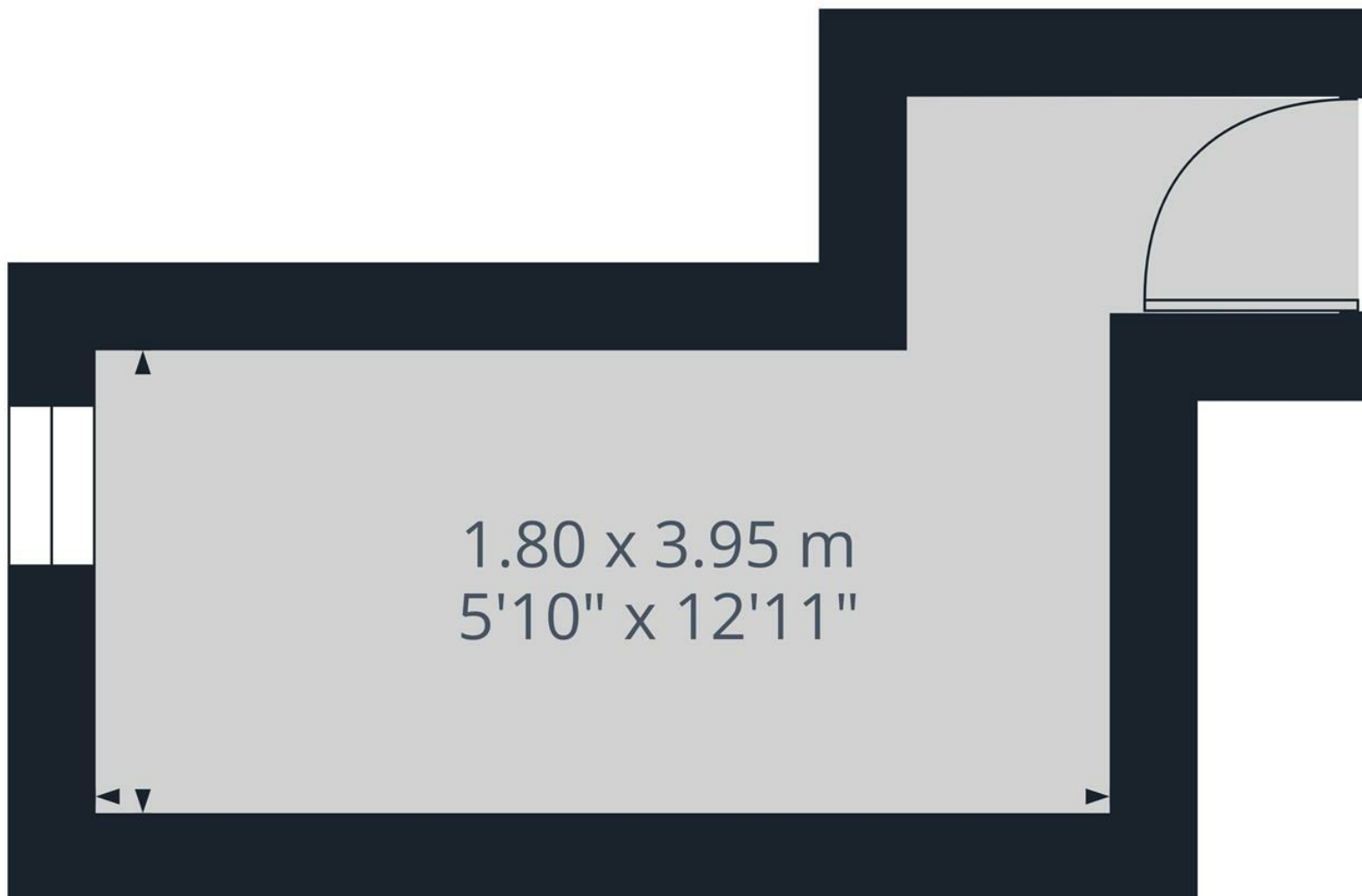
Approximate total area<sup>(1)</sup>  
38.4 m<sup>2</sup>  
414 ft<sup>2</sup>

(1) Excluding balconies and terraces

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Floor 1



Approximate total area<sup>(1)</sup>

8.8 m<sup>2</sup>  
95 ft<sup>2</sup>

(1) Excluding balconies and terraces

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Floor -1

