



£220,000

2 Bedroom Mews House for sale

Kirkland Close Ashby-de-la-Zouch, Leicestershire



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SALES AND LETTINGS





## Overview

No upward chain! Experience Ashby's award-winning Mews Cottage. This 2-bed home boasts open-plan living with a spiral staircase. Enjoy a secure shared courtyard, parking, and low owner-managed fees. Close to Ashby town centre.



## Key Features

- Offered with no upward chain
- Designated parking space and extra visitor parking
- Prime Town Centre location
- Feature spiral staircase
- High Ceilings
- Winner of 'The Ashby Civic Society Design Award' in 2006 (when converted)
- Council Tax B and EPC C rating
- Shower room and downstairs toilet









Offered with no upward chain!

Experience the vibrant heart of Ashby-de-la-Zouch from this 2-bedroom Mews Cottage, a unique property converted in 2006 and celebrated for its award-winning design. Tucked away down a quiet driveway off Kilwardby Street and near to Holy Trinity Church, this secure setting offers unparalleled peace of mind and parking, perfect for a relaxed lifestyle.

Step inside to a beautifully designed space. The ground floor boasts a spacious open-plan living, dining and kitchen area, ideal for entertaining and highlighted by a striking feature spiral wrought iron staircase leading to the first floor. The kitchen comes complete with an integrated electric oven, gas hob and space for other appliances such as a fridge/freezer and washing machine. The Worcester boiler is located above the fridge/freezer and was serviced in February 2025. This level also benefits from a cloakroom for additional storage which leads to a convenient downstairs toilet, handy for guests.

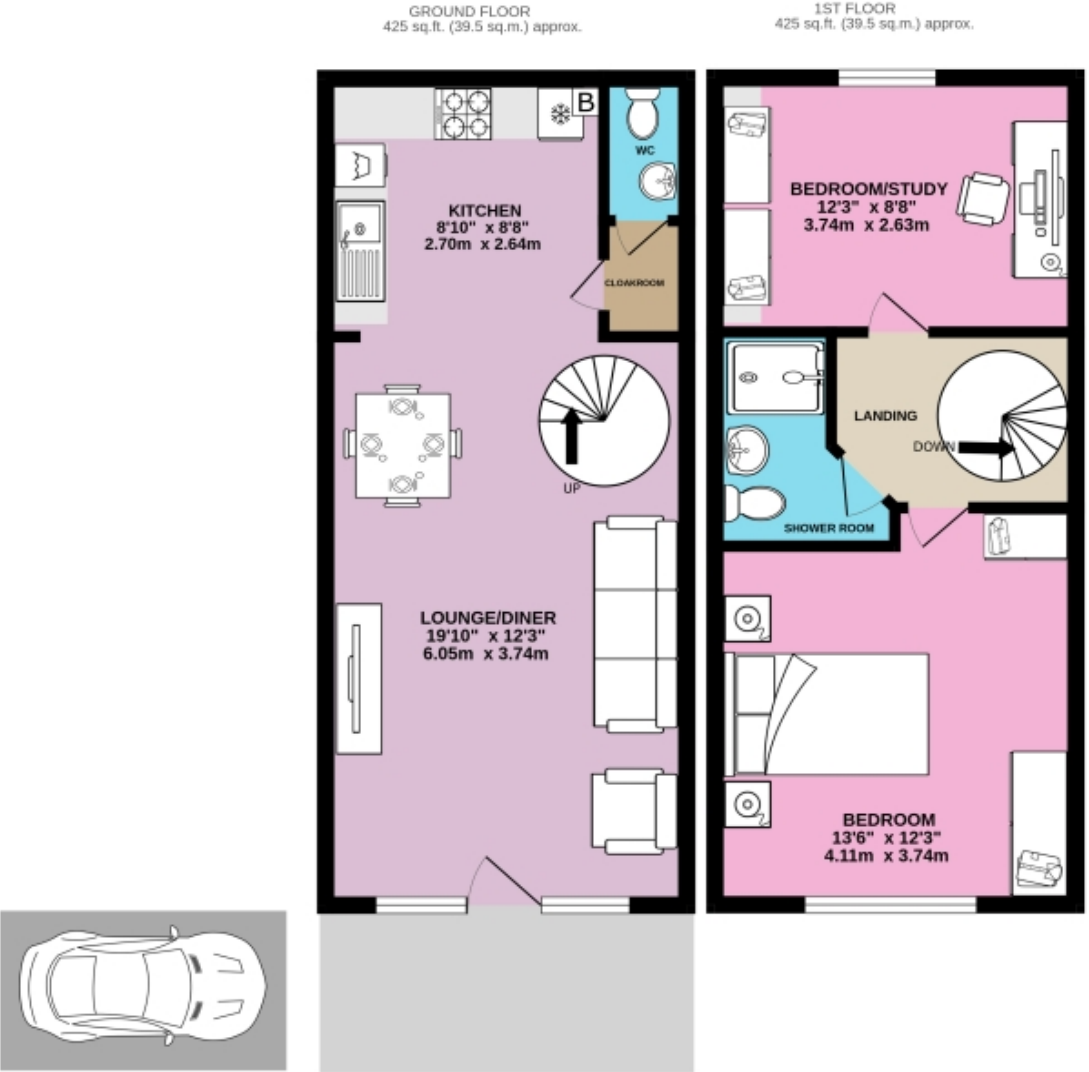
Upstairs, there are two good sized bedrooms with the master bedroom being an impressive double with high vaulted ceilings, creating a sense of grandeur, whilst the second would be ideal as a bedroom or office space. A modern shower room, complete with a 3-piece white suite, serves these rooms.

The cottage enjoys an attractive exterior within this charming courtyard of five properties. Whilst there is no private garden, residents benefit from a beautifully shared courtyard and allocated parking with one designated space, plus additional visitor parking. Owners become part of the management company, contributing a low monthly fee (approximately £20) towards the general upkeep of the courtyard and parking area. Owners also meet twice a year to discuss how funds are allocated, ensuring transparency and shared management.

Living here means the best of Ashby is truly on the doorstep and gives the opportunity to explore shops, restaurants, and pubs, enjoy leisurely strolls or events at The Bath Grounds and easily access the M42 for commuter links. All this, whilst being in the heart of the scenic National Forest. This home offers a



# Floorplans



2-BED TERRACED

TOTAL FLOOR AREA : 850 sq.ft. (79.0 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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# Floorplans

GROUND FLOOR  
425 sq.ft. (39.5 sq.m.) approx.



1ST FLOOR  
425 sq.ft. (39.5 sq.m.) approx.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





Marketed by EweMove Ashby de la Zouch

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