

# SUPERIOR HOMES

# ROYSTON & LUND



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# 14 The Brindles,

| LE65 2QB

Guide Price £950,000

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An extended family home in Ashby-de-la-Zouch offering an impressive 3805.2 sq feet of luxurious space, nestled in a cul-de-sac and providing views overlooking Willesley Park Golf Course. The property boasts a thoughtfully designed interior with a range of amenities.

The ground floor includes a spacious lounge featuring a log burner and 3 sets of French doors, flooding the room with natural light. An office is ideal for remote working, equipped with fitted desks with CAT6 cable points. The dining room comfortably accommodates 6-8 people, creating a perfect setting for entertaining. The breakfast kitchen features a modern range of units, integrated appliances including an induction hob and Teppenyaki plate on a large centre island. A secondary dining area adjacent to the kitchen adds to the functionality and sociability of this space. There is a further versatile reception room to the front with a fireplace. The ground floor is further complemented by a lobby providing internal access to the garage, a laundry room, a utility area with a sink, and a separate WC.

The first floor boasts 5 double bedrooms, with the principal suite showcasing a contemporary design. This room features a bath within the bedroom, 2 Juliet balconies, a stylish en-suite with double sinks, a walk-in shower, and a separate WC. A dressing room with bespoke fitted wardrobe space adds to the luxury. Two additional bedrooms benefit from en-suite shower rooms/WC, and the main bedrooms have access to the balcony to the rear. Lastly, an original 1950s art deco style shower room/WC, provides access to another bathroom with a wash basin and a unique circular window.

The property benefits from underfloor heating in both the extended wings downstairs which includes the kitchen, dining area, toilet and the rear lounge and Study. There is also underfloor heating in the principle suite and en-suite.





- Guide Price £950,000
- Five Bedroom Extended Executive Property With Balcony
- Underfloor Heating in the extended Downstairs Area and in the Principle Suite
- Five Reception Rooms, Four Bathrooms
- Fully Fitted Holme Tree Kitchen
- Walking Distance To Ashby Town Centre
- Generous Plot adjacent to the Ashby Gold Course
- Impressive 3805.2 sq feet
- Freehold - EPC Rating C
- Council Tax Band F





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The property sits on a generous plot with parking for multiple cars to the front with decorative lighting. The garden, approximately one-third of an acre, a patio area under the balcony with shrubs and access via a private gate to the golf course. The rear external garden walls have fitted high quality lighting which give a lovely ambience at night.

Ashby-de-la-Zouch is a historic market town located in North West Leicestershire, England. Steeped in rich history, this quaint town is perhaps best known for its impressive medieval castle, which dates back to the 15th century. The castle, originally built as a manor house, evolved over the centuries into a formidable fortress and a symbol of Ashby's historical significance.

The town itself has a charming and picturesque character, with cobbled streets, traditional architecture, and a market square that reflects its market town heritage. The market square continues to be a focal point for local commerce, hosting regular markets and events that bring the community together. Ashby-de-la-Zouch also boasts a range of historic buildings, including the 15th-century parish church of St. Helen's, which stands as a testament to the town's enduring heritage. Visitors can explore the town's past through various heritage trails, discovering remnants of its industrial and agricultural history.

In addition to its historical attractions, Ashby-de-la-Zouch offers a variety of amenities and recreational opportunities. The town is surrounded by picturesque countryside, providing opportunities for outdoor activities and leisurely walks. The nearby National Forest adds to the natural beauty of the area.

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.

England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92 plus) A	Very environmentally friendly - lower CO2 emissions	(92 plus) A
	(81-91) B		(81-91) B
	(69-80) C		(69-80) C
	(55-68) D		(55-68) D
	(39-54) E		(39-54) E
	(21-38) F		(21-38) F
	(1-20) G		(1-20) G
Not energy efficient - higher running costs		Not environmentally friendly - higher CO2 emissions	
Current	75	Current	78
Potential	78	Potential	78



Total area: approx. 353.5 sq metres (3905.2 sq feet)  
 \*These plans should not be used to measure the accuracy of the floor contained therein. Measurements of doors, windows, rooms and any other areas are approximate and are not intended to be used as a basis for any proceedings. The plan is for reference purposes only and should be used as a guide only for guidance.



EPC