

# SUPERIOR HOMES

# ROYSTON & LUND





# Beech House Heath Lane

| DE11 7AZ

Guide Price £750,000

Guide Price £750,000 to £800,000

Royston and Lund are delighted to bring to the market this truly exceptional four bedroom extended family home that sits on approximately 1/2 an acre private plot with beautiful countryside views at the rear. The property has been completely renovated throughout by the current owners and features high quality fixtures and fittings, as well as stunning feature floor tiles. Situated just outside of Ashby de la Zouch with a gated driveway that leads to ample off street parking and a detached garage at the rear.

Entering into the hallway that benefits from a boot room and built in storage there is access into the lounge, kitchen and stairs to the first floor. The lounge has a bay window to the front and a feature log burner, while the kitchen benefits from a range of fully integrated appliances that include two ovens, hob, extractor fan and a dishwasher with a separate utility room that has space for further freestanding appliances.

From the kitchen there is access to the open plan dining/family area, store room and downstairs WC. There is also a doorway leading to an inner hall that opens into what is now the main bedroom, that benefits from an en-suite bathroom consisting of a bath with shower overhead and a separate WC with feature washbasin and built in storage. To the first floor there are two double bedrooms, one single bedroom and a three piece shower room consisting of a shower, WC and wash basin.

To the front of the property there is a generous lawned garden with mature shrubs and trees and a pathway that leads to the front door, with a gated driveway down the right-hand side of the plot. At the rear of the property there is a beautiful westerly facing garden with a raised patio area, lawn, mature shrubs, trees and a further seating area at the far end of the garden with a pergola.







- Guide Price £750,000 to £800,000
- Extended Detached Family Home
- Approx. 1/2 An Acre Plot
- Completely Renovated Throughout
- Westerly Facing Private Garden With Countryside Views
- Long Driveway & Garage
- Stunning Tiled Flooring Throughout Much Of The Property
- Close To Ashby De La Zouch
- EPC Rating D - Freehold
- Council Tax Band G















R  
&L





Ashby, often referring to Ashby-de-la-Zouch in Leicestershire, England, is a historic market town with origins dating back to the Anglo-Saxon period. The name "Ashby" comes from Old Norse, meaning "Ash tree farmstead." The town's full name, Ashby-de-la-Zouch, reflects its medieval ties to the La Zouch family, who owned the manor in the 13th century.

Ashby is notable for its impressive 12th-century castle, which was expanded in the 15th century and became a significant site during the English Civil War. The town's market, granted in the 13th century, made it a local economic hub, bolstered by nearby coal mining in later centuries.

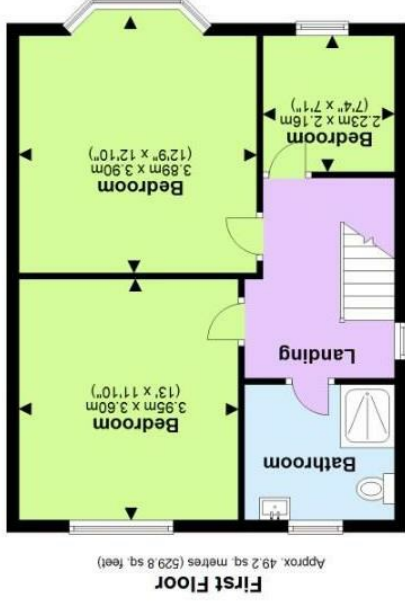
Today, Ashby is known for its picturesque town center, historic buildings, and cultural heritage. It blends a rich history with modern amenities, making it a popular destination for both residents and visitors who enjoy its charming mix of old and new.



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.

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.

Total area: approx. 187.6 sq. metres (2019.7 sq. feet)



England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO2 emissions	
(1-20)	G	(1-20)	G
(21-38)	F	(21-38)	F
(39-54)	E	(39-54)	E
(55-68)	D	(55-68)	D
(69-80)	C	(69-80)	C
(81-91)	B	(81-91)	B
(92 plus)	A	(92 plus)	A
Very energy efficient - lower running costs		Very environmentally friendly - lower CO2 emissions	
Current	Potential	Current	Potential
59	85		

EPC

