

SUPERIOR HOMES

ROYSTON & LUND



R

1 Willesley Close

| LE65 2QB

Guide Price £1,000,000

Guide Price £1,000,000 - £1,050,000

This stunning 5-bedroom detached house in Ashby-de-la-Zouch offers a perfect blend of modern comfort and contemporary charm. Situated in a secluded close, within walking distance of the vibrant market centre, Willesley primary school and golf course, the property has undergone multiple extensions and renovations since 2015, enhancing both style and functionality.

The impressive entrance hall welcomes you, providing access to a bespoke home office, cloakroom cupboard and a WC. The open plan kitchen/diner features French doors into the delightful rear garden, with space for a Range cooker, wine cooler, an American fridge/freezer, with fully fitted units including a centre island and a separate utility room to house washer/dryer and tall cupboard. There are three versatile reception rooms: an office with bespoke Hammonds furniture, a lounge with dual-aspect windows and a sitting room to the rear with an authentic natural effect gas fire and clay lined chimney. Both principal bedrooms have vaulted ceilings and benefit from large, modern en-suites. The family bathroom includes a stylish four-piece white suite with a bath, WC, wash basin and shower.

Externally, the property boasts an 'in and out' tarmacked and block-paved driveway with security bollards, offering parking for numerous cars and leading to a double garage with an electric roller door and Podpoint charging point. Behind the garage is an integral workshop, providing potential to convert into a second kitchen, ideal for independent living. The rear garden has been beautifully landscaped, featuring three patio seating areas and mature shrubs, perfect for relaxation and outdoor entertaining. Additionally, there is a purpose-built brick garden room with cavity wall insulation. Other notable features include R9 woodgrain oak windows and a full render to all parts of the property, old and new. This exceptional home provides spacious, modern living in a desirable location.





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- Impressive Entrance Hall Provides Access To Bespoke Home Office, Cloakroom Cupboard And Convenient WC
- Open-Plan Kitchen/Diner With French Doors, And Island
- Separate Utility Room Complements The Modern Kitchen Layout For Added Convenience
- Three Reception Rooms: Office With Bespoke Furniture, Lounge, And Rear Sitting Room
- Two Vaulted Principal Bedrooms Feature Modern En-Suites
- Family Bathroom Includes A Four-Piece Suite With Bath, WC, Wash Basin, And Shower
- Landscaped Garden With Three Patios And Purpose-Built Brick Garden Room
- Freehold - EPC Rating C
- Council Tax Band F





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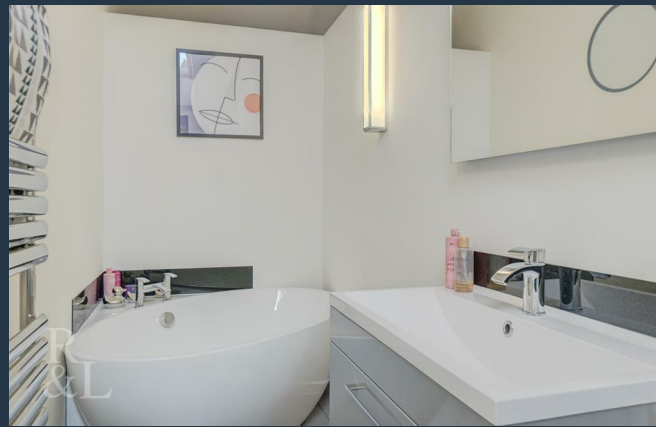


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Ashby-de-la-Zouch is a historic market town located in North West Leicestershire, England, known for its charming blend of heritage and modern amenities. The town boasts a rich history dating back to medieval times, with Ashby Castle being one of its most prominent landmarks. The castle, a 12th-century manor house turned into a fortified residence in the 15th century, offers fascinating insights into England's past and provides a picturesque backdrop for visitors and residents alike.

The town center is characterized by its Georgian buildings, independent shops, boutiques, cafes, and restaurants, creating a vibrant atmosphere that appeals to both locals and tourists. Regular markets and community events, such as the Ashby Statutes Fair, contribute to the lively local culture and foster a strong sense of community spirit.



Ashby-de-la-Zouch is also known for its excellent amenities. It offers a range of recreational facilities, including the Hood Park Leisure Centre, complete with a swimming pool, fitness gym, and sports courts. The surrounding area provides ample opportunities for outdoor activities, such as hiking, cycling, and golfing, with several parks and the nearby Ashby Golf Club catering to enthusiasts. The town is within easy reach of the National Forest, which offers extensive woodlands and trails for nature lovers.

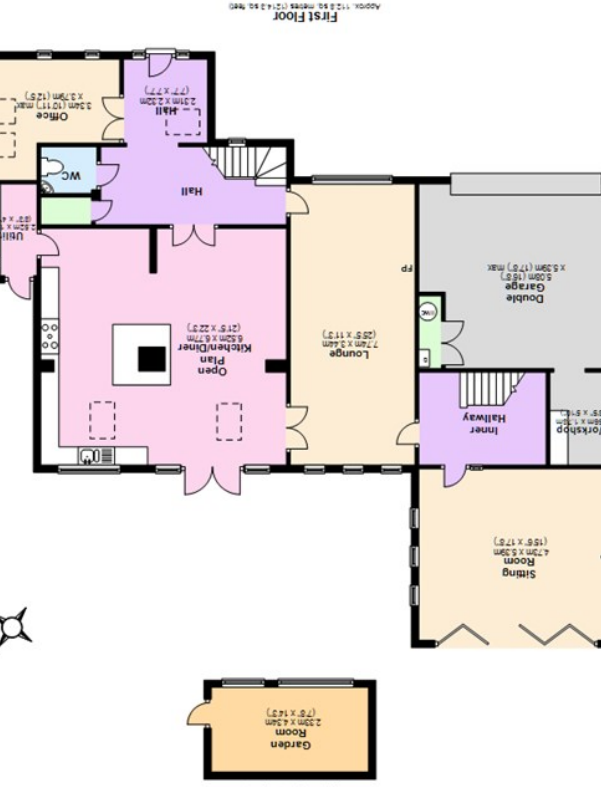
The local education system is well-regarded, with several primary and secondary schools, including Ashby School, one of the town's most prominent institutions. Healthcare facilities are also readily available, with various medical practices, dental clinics, and a community hospital nearby.



Transport links are strong, with easy access to the M42 motorway, providing connections to major cities such as Birmingham, Nottingham, and Leicester. The nearby East Midlands Airport further enhances the town's connectivity.

These particulars, whilst believed to be accurate 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.

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Environmental Impact (CO ₂) Rating	
EU Directive 2002/91/EC	England & Wales
Potential	Current
Very environmentally friendly - lower CO ₂ emissions	
Not environmentally friendly - higher CO ₂ emissions	
(92 plus) A	(81-91) B
(69-80) C	(39-54) E
(55-68) D	(21-38) F
(1-20) G	

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

