



16 Wrekin Close

| LE65 1EX | Guide Price £450,000

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- Guide Price £450,000 - £470,000
- En-suite to Main bedroom, Family bathroom and Downstairs WC
- Separate Dining Room with Patio Doors to the Garden
- Attached Garage, Car Port with Garage Door
- Council Tax Band E
- Four Bedroom Detached Family Home
- Large Lounge with Bay Window
- Kitchen with built in Oven and Hob
- Garden to Front & Rear
- EPC Rating C, Freehold





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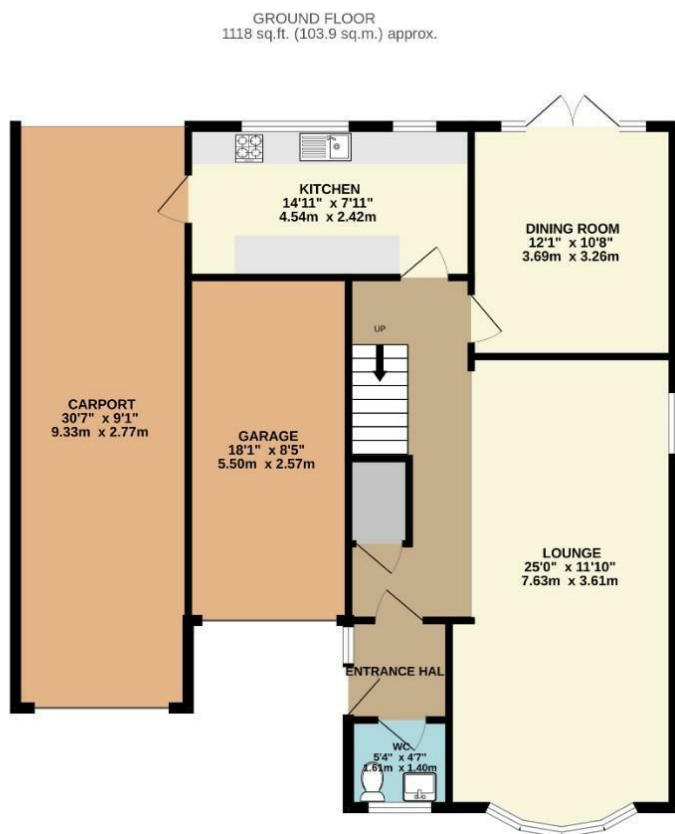
Royston and Lund are delighted to bring to the market this four bedroom detached property in the desirable market town of Ashby de la Zouch. The property is just a short walk into the centre of town where there are a variety of amenities including shops, cafe's and a leisure centre.

You enter the property through a entrance hall with access to a downstairs WC and a door into the spacious lounge; a lovely bay window to the front let is the evening sunshine and their are stairs to the first floor. There is a separate dining room with double patio doors to the rear garden. The kitchen is fitted with a range of units and a built in hob and oven with a window to the rear garden. A door from the kitchen leads to a covered car port that has a garage door fitted, perfect for storage, car or a covered outside entertaining area.

On the first floor there are four double bedroom's; the main bedroom features built-in wardrobes and an en-suite bathroom. Two bedrooms are at the rear of the property, bedroom two benefiting from built is wardrobes/storage space and a large window to the rear. A further bedroom to the front and a three piece family bathroom.

An integral garage with a side access door provides versatile storage or the potential for conversion, while the rear garden offers a paved patio area, ideal for outdoor dining and entertaining.





TOTAL FLOOR AREA : 1797 sq.ft. (166.9 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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EPC

#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	70	80

England & Wales EU Directive 2002/91/EC

#### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

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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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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