

SUPERIOR HOMES

ROYSTON & LUND



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& L

15 Willesley Road

| LE65 2QA

Guide Price £850,000 - £875,000

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A Rare opportunity to acquire this impressive five-bedroom detached home in a sought after location in the Market Town of Ashby de la Zouch offers timeless character with generous accommodation and exceptionally large garden to the front and rear.

Beautifully set back from the road, the property is approached by a large private driveway, leading to a detached double garage, providing ample space for multiple vehicles.

Step inside to a welcoming and airy hallway with original Minton floor. The ground floor boasts a range of well-proportioned reception rooms, including a living room, formal dining room, and a cosy sitting room, many of which feature multiple fireplaces, adding character and charm to each space.

For those working from home, a dedicated office offers quiet focus, while a roomy utility area and a convenient ground floor WC add practicality. The kitchen is traditionally styled with solid wooden units, offering generous worktop space and a warm, country feel and is ideal for family living or entertaining.

To the first floor you'll find four generously sized double bedrooms and single bedroom providing flexible accommodation for a growing family. A family bathroom and a separate shower room ensure comfort and convenience. A beautiful stained glass window on the landing adds a unique and elegant feature to the upper floor.

Outside, the home continues to impress with a large garden stretching approximately fifty metres, including decking areas ideal for outdoor dining, relaxing, or taking in the mature well established garden. With golf courses nearby, it's also an ideal spot for keen golfers looking to enjoy the game on their doorstep.

Spacious, characterful, and superbly located, this home offers a rare combination of size, charm, and lifestyle appeal.

Call us now to book your own personal tour.

Previously accepted for a single storey extension to the rear*





- Guide Price £850,000 - £875,000
- Five Bedroom Detached
- Plenty of Spacious Rooms
- Office & Utility Spaces
- Ample Storage
- Ground Floor WC
- Stained Glass Windows
- Amazing Location
- EPC Rating - D
- Freehold- Council Tax Band - F





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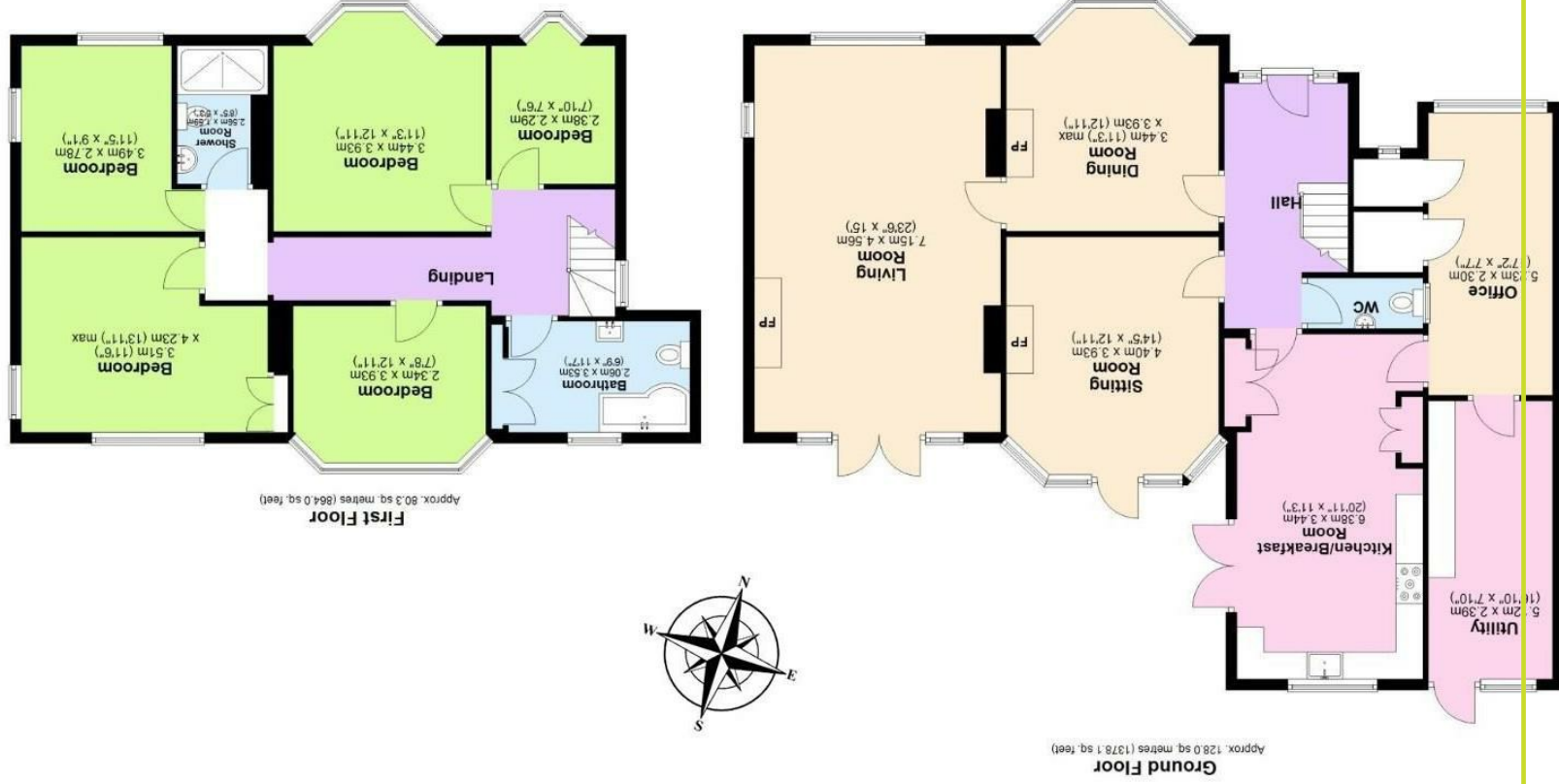


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England & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	
(1-20)	G
(21-38)	F
(39-54)	E
(55-68)	D
(69-80)	C
(81-91)	B
(92 plus)	A
Very energy efficient - lower running costs	
Current	Potential
60	73

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

Environmental Impact (CO₂) Rating

EPC



PROTECTED

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