

SUPERIOR HOMES

ROYSTON & LUND



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L

29 Wilkinson Close

| LE65 2WB

Offers In The Region Of £595,000

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Royston & Lund are delighted to present this 2019 built, executive style Bellway built detached family home situated in a quiet cul-de-sac in the market town of Ashby-de-la-Zouch. Adjacent to National Forest land, the property has countryside views and beautiful walks. The property comprises, amenities nearby including cafes, well-regarded schools and commuting links via the A42 to Nottingham, Leicester and Birmingham. Hicks Lodge, Shelbrook Woods & Moira Furnace and Canal are all close by in the village of Moira, the actual centre of the National Forest is walkable from Wilkinson Close.

Upon entering the property you are greeted by the welcoming hallway which provides access to the accommodation over three floors. The kitchen/diner includes a modern range of units and integrated appliances. Adjacent to the kitchen/diner there is the benefit of a versatile snug which includes French doors into the garden as well as feature log burner. The lounge runs the length of the property and is an ideal room for all the family! It includes a French doors, stunning fireplace and facilities for a wall-mounted television. Lastly, there is a separate utility room with a sink and a ground floor WC.

To the first floor there are three of the five bedrooms. Two of the three bedrooms on the first floor are complemented by stylish en-suite shower rooms/WC. The main bedroom also benefits from a separate dressing room with high end fitted wardrobes. To the second floor there are a further two bedrooms, both with bay windows. The top floor also includes a modern bathroom with a three piece white suite including a bath with an overhead shower, wash basin and a WC.

Outside, there is off-street parking for up to 5 cars as well as a detached double garage. The south-facing garden has been landscaped and includes a raised patio area running the width of the property and the garage as well as an enclosed, well-maintained lawn.





- Offer in the Region of £595,000
- 5 Bedroom Detached Executive Detached Home
- Open Plan Kitchen/Diner/Snug
- Large Lounge
- Adjacent to Countryside Walks
- Family Bathroom and Two en-suites.
- Quiet Cul-de-Sac Location
- South Facing Garden
- EPC Rating B
- Freehold - Council Tax Band F











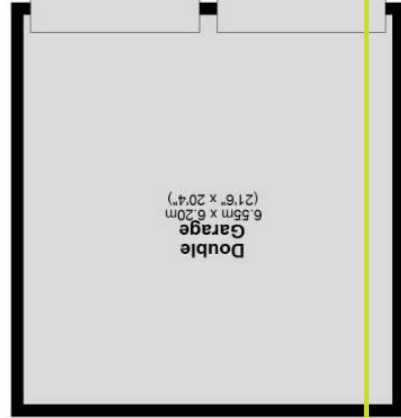
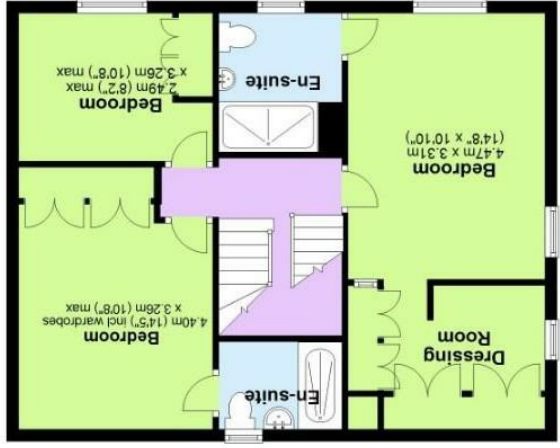
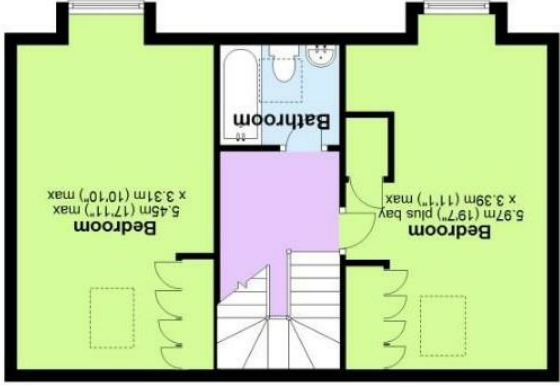
This beautiful property is situated on the outskirts of Ashby-de-la-Zouch. The picturesque market town of Ashby- de-la-Zouch lies in the civil parish of North West Leicestershire. Ashby lies at the heart of The National Forest on the A42 between Tamworth and Nottingham.

In 2018, Ashby Market Street was named "Best Shopping Experience", and in 2019 it made the final of the rising-star category for UK high streets. The town boasts a range of shops, bars, cafes and restaurants, community library and leisure centre.

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	
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
86	92		

EPC



Total area: approx. 181.3 sq. metres (1951.4 sq. feet)

