



Rotherwood Lodge, 31, Measham Road, Ashby-De-La-Zouch, LE65 2PF

HOWKINS &
HARRISON



Rotherwood Lodge,
31 Measham Road,
Ashby-De-La-Zouch, LE65 2PF

Guide Price: £900,000

An impressive detached bungalow set within a generous plot in a highly regarded residential location.

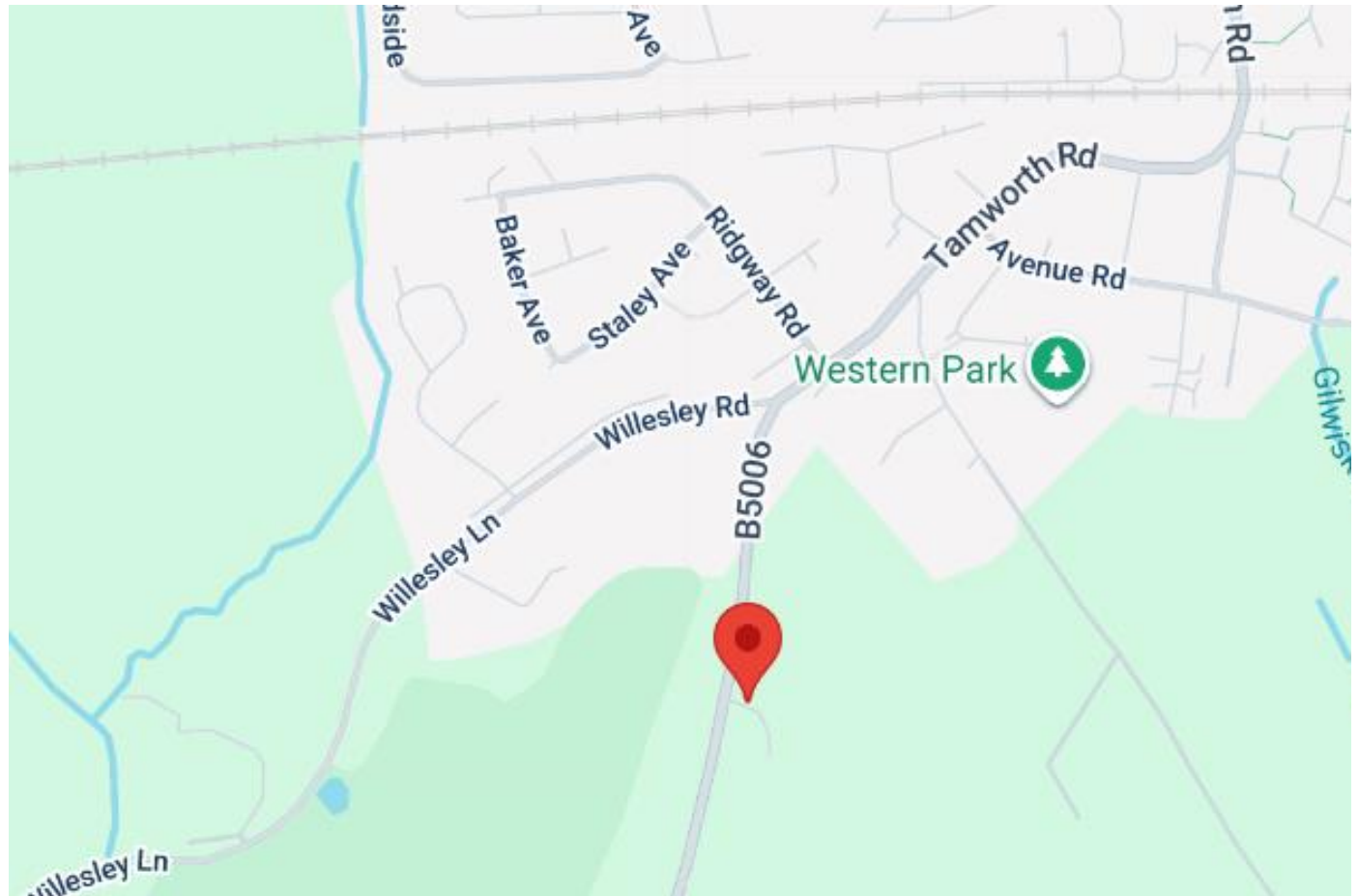
The property offers around 1,775 sqft of well planned accommodation, combining character features with modern open-plan living. The layout includes a spacious sitting room with feature fireplace, separate dining room, and a contemporary kitchen/living area with adjoining sun room. The principal bedroom and bedroom two both benefit from en-suite facilities, while bedrooms three and four are served by a Jack and Jill shower room. Externally, the property is approached via a double gated entrance with security entry system leading to extensive driveway parking and access to a large triple garage.

The surrounding gardens are mainly laid to lawn with established planting and a sun terrace, providing an attractive and private setting.



Location The historic market town of Ashby-de-la-Zouch has origins dating back to Roman times and is most notably recognised for its 15th century castle, once the seat of the Hastings family. Today, Ashby is a thriving and highly regarded community, perfectly positioned on the north side of the A42 dual carriageway. The town offers superb connectivity, with swift links south-west via the M42 to Birmingham and Birmingham International Airport, and north-east to the M1 corridor, providing access to East Midlands cities and Nottingham East Midlands Airport at Castle Donington.

Ashby itself combines rich heritage with excellent amenities, boasting a bustling high street with a mix of national retailers, independent shops, boutiques, and coffee houses, together with supermarkets including M&S Simply Food. The town also benefits from well-regarded schooling, with a choice of five primary schools, Ivanhoe School, and Ashby School with its associated sixth form. For leisure, the property is within walking distance of Willesley Park Golf Club, while the surrounding National Forest provides countless opportunities for walking, cycling and outdoor pursuits.



Accommodation Details – Ground Floor

Entering via the side access, you are welcomed into a spacious sitting room with feature fireplace and access through to the separate dining room. From the inner hallway, doors lead to a well-equipped kitchen and adjoining 22ft open-plan kitchen/living space with direct access to a bright sun room with bi-folding doors into the garden. A cloakroom and WC are also conveniently positioned off the living kitchen.

The master bedroom is generously proportioned and benefits from its own en-suite. Bedroom two also has en-suite facilities, while bedrooms three and four share a Jack and Jill shower room. One of these rooms is currently arranged as a study, offering flexibility for home working or guest use.





Outside

Externally, the property is approached via electrically operated double gates with a secure entry system, leading to a wide driveway providing parking for several vehicles and access to a large detached triple garage. The surrounding gardens are predominantly laid to lawn with mature planting, sun terrace, and seating areas, all enjoying a private setting.



Features

- Prestigious four-bedroom detached
- Around 1,775 sqft of accommodation
- Spacious sitting room & formal dining room
- Contemporary kitchen/living area with sun room
- Master bedroom & 2nd bedroom with private en-suites
- Jack and Jill shower room to beds three and four
- Electric gated entrance with extensive driveway parking
- Triple garage and private landscaped gardens
- Larger than average garden plot







Floor Plan

Approx. 165.1 sq. metres (1777.5 sq. feet)



Total area: approx. 165.1 sq. metres (1777.5 sq. feet)

This floorplan is for illustrative purposes only and is not to scale. Measurements of rooms, doors, windows and other items are approximate, no responsibility is taken for errors, omission or mis-statement. Item icons such as bathroom suites, sinks are representations only and may not look like the real items.
Plan produced using PlanUp.

Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.

Tenure & Possession

The property is freehold with vacant possession being given on completion.



Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison on Tel:01530-410930 Option 1

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

None of the services have been tested. We are advised that the property benefits from mains water, drainage, gas and electricity are connected to the property. The central heating is gas fired and broadband is available.

Local Authority

North West Leicestershire District Council - [Tel:01530-454545](tel:01530-454545)

Council Tax

Band - D

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AWAITING EPC



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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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