21 Ruthyn Close

| LE65 1FU | Guide Price £460,000

ROYSTON & LUND

- Guide Price: £460,000
- Popular Location of Ashby-de-la-Zouch
- Principle Bedroom with En-Suite
- South-East Facing Garden
- Situated in a Private & Quiet Cul-de-sac
- Four Bedroom Detached Family Home
- Spacious Ground Floor Accommodation
- Utility & Ground Floor WC
- Off Road Parking & Garage
- Council Tax: E // EPC: B // Freehold

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Situated on a rare private cul-de-sac within a popular Ashby-de-la-Zouch development, this beautifully presented four-bedroom detached home offers exceptional privacy, a peaceful setting and high-quality accommodation throughout.

A welcoming entrance hall provides access to the living room, open-plan kitchen and dining room, convenient ground-floor WC and stairs leading to the first floor. The generous living room benefits from numerous windows, creating a bright and inviting space with ample room for relaxing and entertaining.

The impressive kitchen and dining room forms the heart of the home, featuring a comprehensive range of fitted units, generous worktop space and a breakfast bar. A large bay with double doors fills the dining area with natural light and opens directly onto the rear patio, creating an excellent connection between the indoor and outdoor spaces. The adjoining utility room provides additional cupboards and work surfaces, together with external access.

Upstairs are four well-proportioned bedrooms, offering flexibility for family life, guests or home working. The principal bedroom benefits from a private en-suite shower room, while the remaining bedrooms are served by a modern three-piece family bathroom with a tiled surround.

Outside, the enclosed south-east-facing rear garden is predominantly laid to lawn and complemented by a paved patio, ideal for outdoor seating and dining. Wooden fencing provides privacy, while gated access leads to the rear driveway and detached garage, offering off-road parking and useful additional storage.

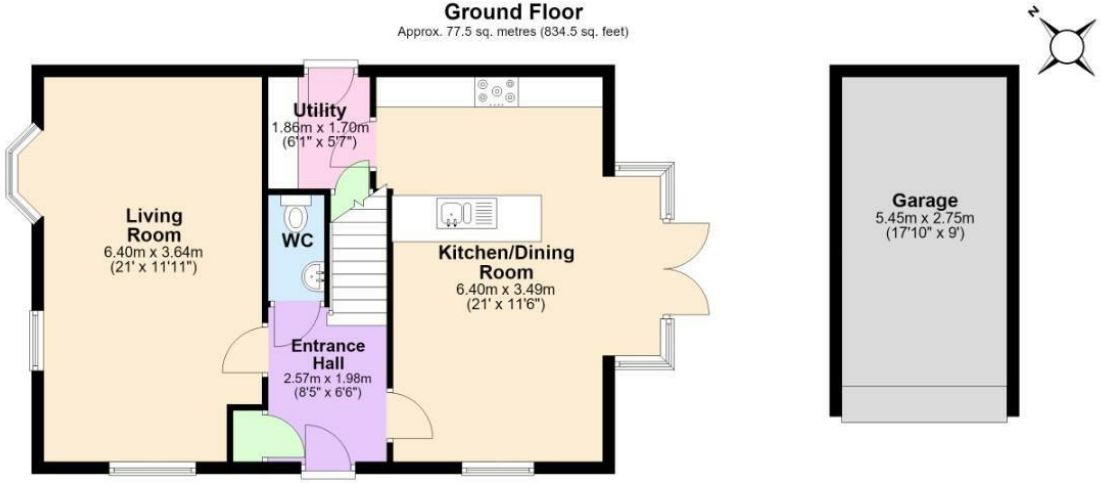
For more information: https://reports.sprift.com/property-report/?access_report_id=5683202

*Buyers Note: Property has a management fee of approx. - £200 p/a. Please ask solicitors for further details.

Freehold

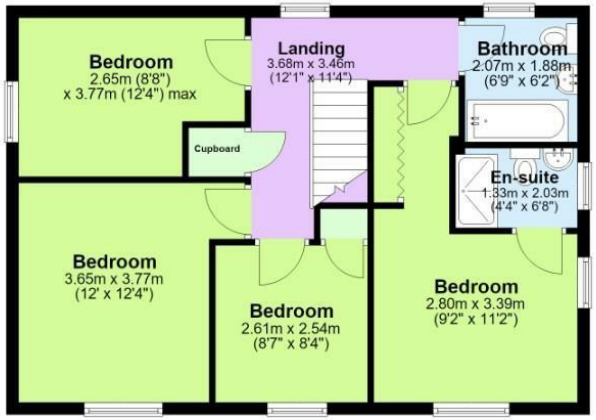
Ground Floor

Approx. 77.5 sq. metres (834.5 sq. feet)



First Floor

Approx. 59.6 sq. metres (641.4 sq. feet)



Total area: approx. 137.1 sq. metres (1475.9 sq. feet)

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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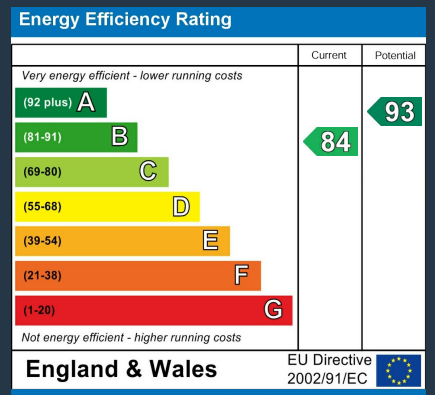
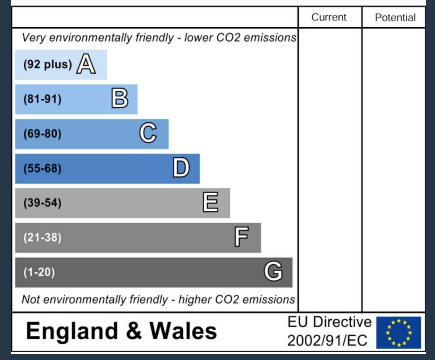
EPC





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