

# SUPERIOR HOMES

## ROYSTON & LUND



# Melrose, 33 Willesley

| LE65 2QA

Guide Price £475,000

\*\*\*Guide Price: £475,000 - 485,000

Occupying a generous plot, this beautifully presented three-bedroom detached family home effortlessly combines character, charm and contemporary living. Boasting over 1,550 sq. ft. of versatile accommodation, a substantial driveway, detached garage and an exceptional landscaped rear garden, this superb home offers a wonderful lifestyle opportunity for buyers seeking both space and privacy.

The property is entered via a welcoming entrance hall, where the elegant décor immediately sets the tone for the accommodation beyond. To the front of the home, the inviting living room enjoys an abundance of natural light from a large window and centres around an attractive feature fireplace, creating a warm and comfortable space to relax. To the rear lies the true heart of the home, an impressive open-plan kitchen and dining room, beautifully fitted with a range of shaker-style units, quality worktops and a central island, providing the perfect setting for both family life and entertaining. The traditional Aga, available by separate negotiation, enhances the character of the space, while a cosy seating area positioned in front of a feature fireplace creates a further focal point. Double doors open directly onto the rear patio, seamlessly connecting the indoor and outdoor spaces. A cleverly concealed door leads through to a practical utility room, a convenient ground floor WC and a bright side conservatory offering additional flexibility.





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- Popular Location of Ashby-de-la-Zouch
- Three Bedroom Family Home
- Bright & Spacious Kitchen/Dining Room
- First Floor Family Bathroom
- Conservatory & Detached Garage
- Stunning South Facing Garden with Established Planting
- Driveway & Front Garden with Electric Gate Access
- Council Tax: C // EPC: TBC
- Freehold





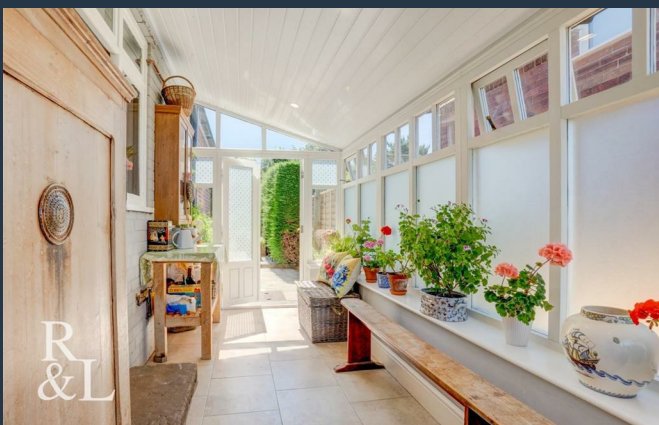




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To the first floor, the spacious landing provides access to two generous double bedrooms, both beautifully presented and enjoying pleasant outlooks over the surrounding gardens, together with a stylish family bathroom featuring classic finishes and a three-piece suite. Stairs continue to the second floor, where the converted loft provides a superb third bedroom. Flooded with natural light from roof windows and offering excellent versatility, this impressive space is ideal as a principal suite, guest accommodation, home office or hobby room.



Externally, the property is equally impressive. Electric gates open onto an extensive block-paved driveway providing off-road parking for numerous vehicles, complemented by a detached single garage and an attractive front lawn. To the rear, the beautifully landscaped garden has been thoughtfully designed to create a peaceful outdoor retreat. A generous patio immediately behind the house provides the ideal setting for al fresco dining and entertaining, leading onto a well-maintained lawn framed by mature hedging, established flower beds and colourful planting. Beyond, a further secluded seating area nestles amongst the gardens, creating a tranquil spot to relax and enjoy the surroundings throughout the seasons.



Offering an exceptional blend of character features, stylish interiors and beautifully maintained gardens, this outstanding home presents a rare opportunity for buyers seeking a spacious family property with timeless appeal.

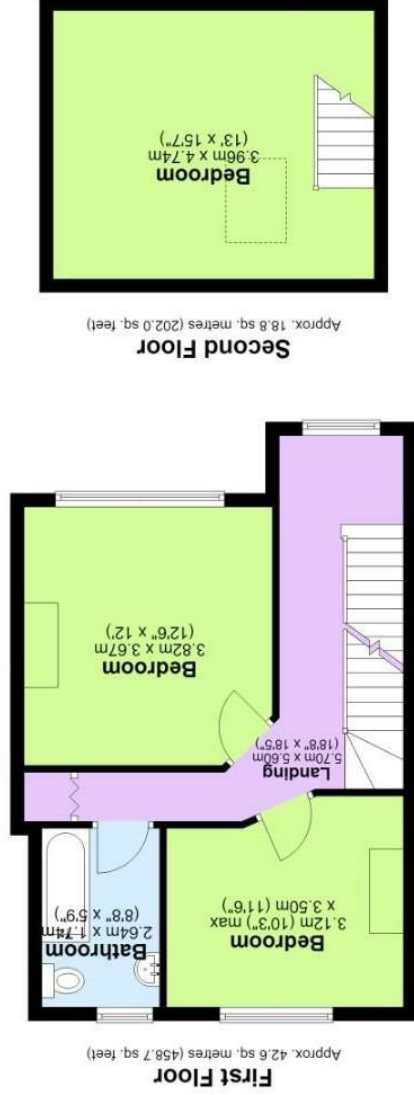
For more information:  
[https://reports.sprift.com/property-report/?access\\_report\\_id=5389452](https://reports.sprift.com/property-report/?access_report_id=5389452)

\*Buyers note: Aga - Available by separate negotiation.

Freehold

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.

Total area: approx. 145.6 sq. metres (1567.7 sq. feet)



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

| England & Wales                                     |           |
|-----------------------------------------------------|-----------|
| EU Directive 2002/91/EC                             |           |
| Very environmentally friendly - lower CO2 emissions | Potential |
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| (81-91) B                                           |           |
| (69-80) C                                           |           |
| (55-68) D                                           |           |
| (39-54) E                                           |           |
| (21-38) F                                           |           |
| (1-20) G                                            |           |
| Not environmentally friendly - higher CO2 emissions |           |

EPC



PROTECTED

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