Superior Homes

Royston & Lund

12 Dickinson Close

| LE65 2WD

Price Guide £650,000

Guide Price £650,000 to £675,000

This beautifully designed five-bedroom detached home spans three floors and showcases elegant architectural features. The property offers 2527.2 square feet of accommodation (approx., including the garage), and combines contemporary style, functionality, and thoughtful design, creating a generously-spaced family home.

At the heart of the home is the open-plan kitchen/diner, a bright and welcoming space perfect for both family life and general entertainment. The room features sleek gloss, soft-closing cabinets with under-cabinet lighting, along with a kitchen island complete with convenient power sockets. It comes fully equipped with integrated appliances, including a dishwasher, fridge-freezer, washer dryer, large gas hob, and dual ovens. The space is finished with premium Amtico flooring, which flows seamlessly through to the utility room and hallway, enhancing the home's cohesive and contemporary feel.

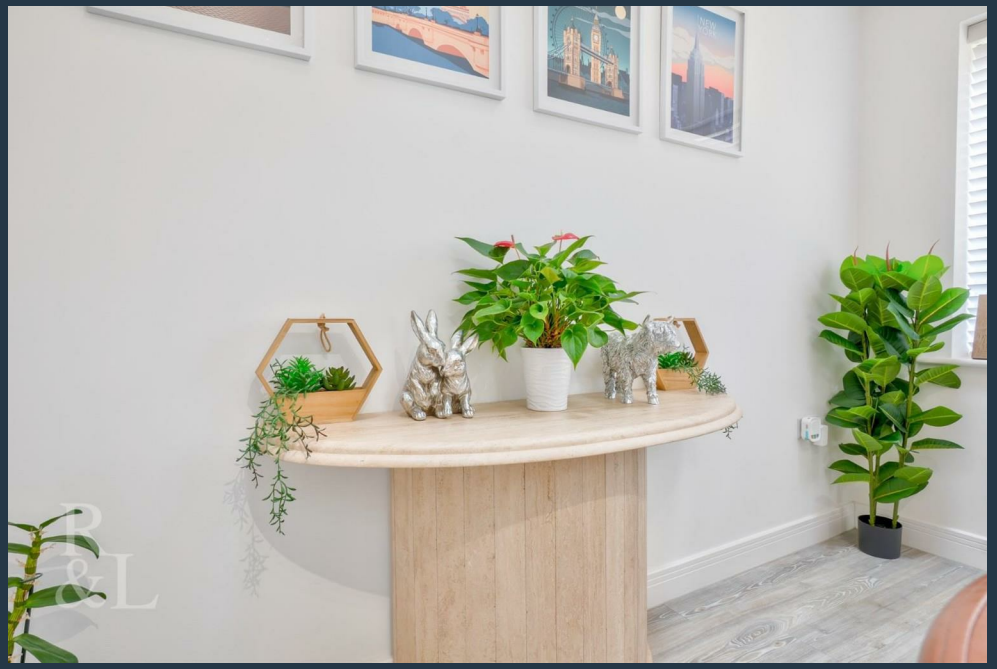
The dining area features a vaulted ceiling and two skylights that enhances the sense of space and openness. The French doors additionally flood the room with natural light, creating a bright, airy atmosphere whilst simultaneously creating a seamless connection to the garden.

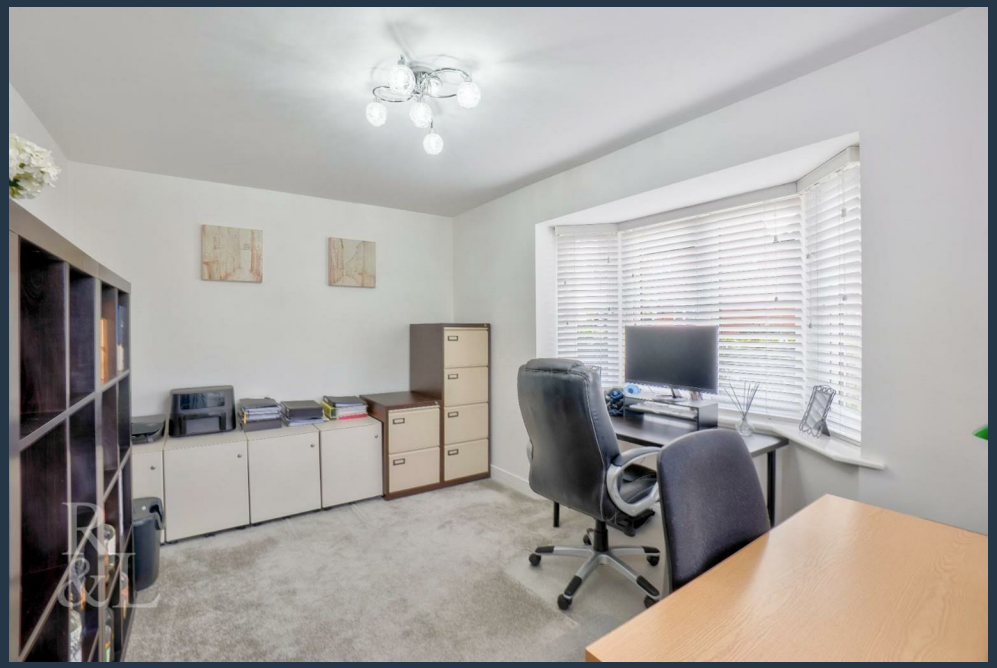
The abundant living room area connects beautifully through double doors, allowing the two spaces to flow together effortlessly, while a dedicated office provides the ideal workspace for those working from home. A central and convenient WC completes the ground floor.

On the first floor, there are four double bedrooms, all featuring integrated wardrobes. One of the bedrooms enjoys an en-suite bathroom with waterfall shower, while the family bathroom offers a bath and separate shower, all to a neutral, stylish finish.

- Guide Price £650,000 to £675,000
- Five Bedroom Detached House spanning over 2500 square feet (approx.)
- Impressive Third Floor Principal Bedroom and En-suite
- Open-Plan Kitchen/Diner with Integrated Appliances
- Inviting Spacious Living Room
- Ample Size Office Room
- All Bedrooms Integrated Wardrobe Space
- Corner Property on Secluded Road Facing National Forest
- Great Size Garden with Detached Double Garage
- EPC Rating - B / Council Tax Band - F / Freehold

LIVE
LIFE





LOVE

The top floor is a true highlight - a luxurious principal suite that offers privacy and space in abundance. This area features an open dressing room with extensive fitted wardrobes, three skylights, and an en-suite bathroom with bath, double wash basins and a separate shower.

Outside, the property is surrounded by well-maintained red robin hedging and various neat lawn areas, with an ample patio area. A double detached garage enhances the home's sense of privacy, complemented by off-road parking for four additional vehicles. Situated on a corner plot within a quiet, secluded road, the property enjoys peaceful surroundings and views toward the National Forest.

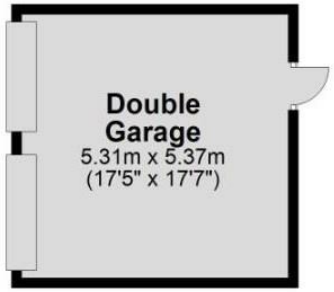
This property is located in Ashby-de-la-Zouch, a highly regarded market town offering a great balance of amenities, schools, and transport links. The town centre features a mix of independent shops, cafés, pubs, and restaurants, along with Tesco, Aldi, and M&S for everyday shopping.

Families benefit from access to excellent local schools, including Ashby Hill Top Primary School, Ashby Church of England Primary School, and Ashby School for secondary education.

For commuters, the property is well connected by main road routes, including the A42, providing direct links to Leicester, Birmingham, and Nottingham, and easy access to the M1. Combined with nearby leisure attractions such as the Bath Grounds and Ashby Leisure Centre & Lido,, this location offers both convenience and countryside living.

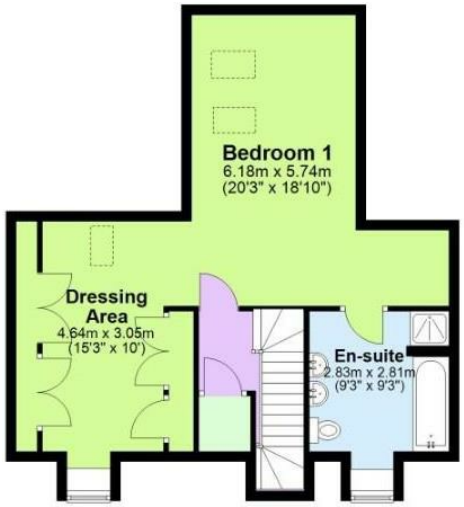
Buyers Note: Freehold Property may be subject to Lease Details and Land Charges - buyers should refer to their solicitors for further details.*

Ground Floor
Approx. 108.5 sq. metres (1168.1 sq. feet)



First Floor
Approx. 70.1 sq. metres (754.8 sq. feet)

Second Floor
Approx. 56.1 sq. metres (604.3 sq. feet)



Total area: approx. 234.8 sq. metres (2527.2 sq. feet)

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EPC

Environmental Impact (CO_2) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

England & Wales — EU Directive 2002/91/EC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	91
(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

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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