

18 Measham Road

| LE65 2PF | Guide Price £950,000

ROYSTON & LUND

- Guide Price: £950,000 - £1,000,000
- Open Plan Kitchen & Dining Room
- Popular Location of Ashby-de-la-Zouch
- Ample Garden & Spacious Driveway
- Potential to Extend and Increase Value Further (STPP)
- Versatile Five Bedroom Detached Family Home
- Living Room with Feature Fireplace
- Ground Floor Shower-Bathroom
- Close to Numerous Amenities
- Council Tax: E // EPC: C // Freehold

















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Situated along the incredibly well-regarded Measham Road in the popular market town of Ashby-de-la-Zouch, this distinctive five-bedroom detached family home occupies a generous plot with extensive gardens and attractive views towards Willesley Park Golf Club.

The highly versatile accommodation begins with a welcoming entrance hall providing access to two ground-floor bedrooms, the main living room and the open-plan kitchen and dining area. The larger of the two bedrooms features an attractive fireplace and bay window, while the second offers further flexibility for use as a guest bedroom, home office or additional reception room.

The characterful living room is a generous size and features multiple bay windows, a central fireplace and patio doors opening directly onto the garden. The spacious kitchen is fitted with an extensive range of units and work surfaces, together with a central island incorporating breakfast-bar seating and a useful second sink. A modern ground-floor shower room is conveniently positioned off the kitchen.

The adjoining dining room provides plenty of space for family meals and entertaining, with wide bi-folding doors opening onto a paved seating area.

To the first floor are three further bedrooms, comprising two well-proportioned doubles and a single bedroom. All three are served by a spacious family bathroom.

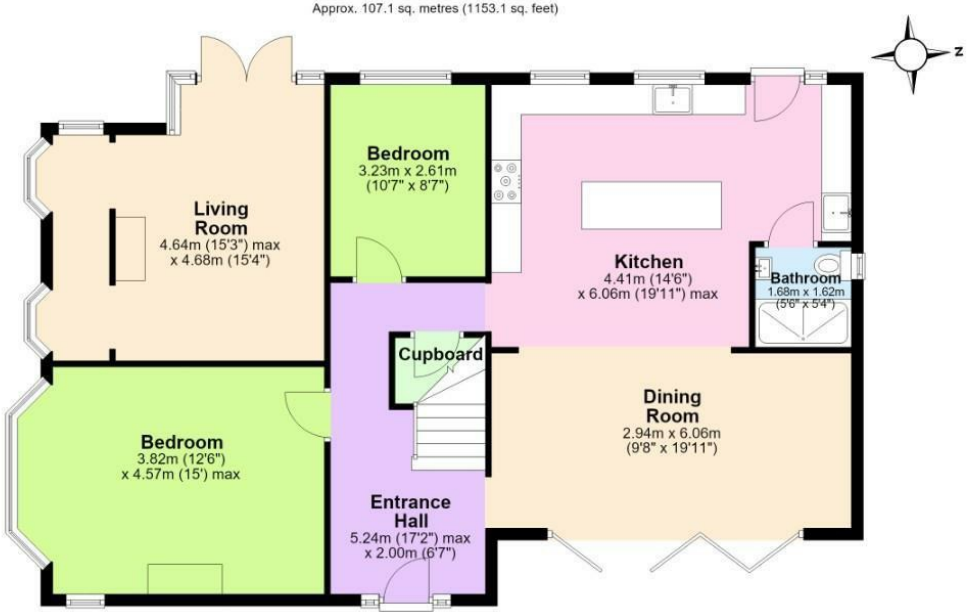
Outside, the property enjoys an impressive garden with a substantial lawn, paved seating areas and established trees and planting, and offers the potential to extend and add further value to the property subject to planning permission. Gravel pathways extend around the property, while the generous driveway provides off-road parking for multiple vehicles. The outlook towards Willesley Park Golf Club gives the home an attractive green backdrop and completes this unique family property.

For more information: https://reports.sprift.com/property-report/?access_report_id=5580740

Freehold

Ground Floor

Approx. 107.1 sq. metres (1153.1 sq. feet)



First Floor

Approx. 52.7 sq. metres (567.3 sq. feet)



Total area: approx. 159.8 sq. metres (1720.3 sq. feet)

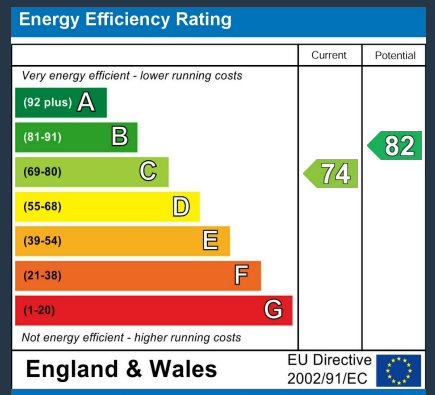
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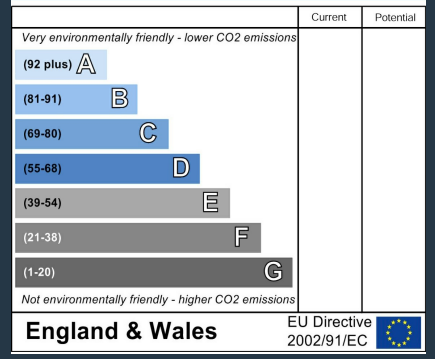
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EPC





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