

# SUPERIOR HOMES

## ROYSTON & LUND





# 9 Millstone Drive

| LE65 2AU

Guide Price £500,000

Guide Price £500,000 - £525,000

Royston and Lund are absolutely privileged to bring to the market this unique home with three double bedrooms situated in a gated development within close proximity of the delightful Market Town of Ashby-de-la-Zouch.

Approaching the home, it has an impressive unique contemporary frontage with a large floor to ceiling window. Proceeding through the entrance door of the home you are greeted by the most breathtaking entrance hall with centralised staircase splitting in two directions at the top. The property is immaculately presented with its tasteful and modern decor. A Tedd Todd wooden floor is laid completely to the ground floor.

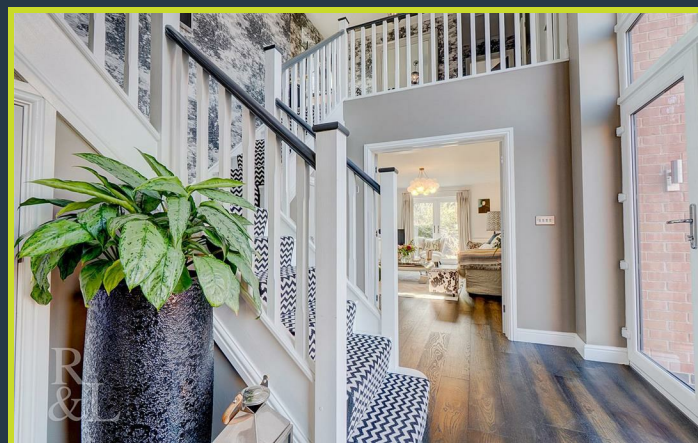
Double doors lead to a bespoke fitted breakfast kitchen which is of the highest standard in midnight blue with gold accents. Furthermore, there is a stylish pantry and beautifully designed cloak room with w/c. Further double doors lead from the hallway to the spacious living room that sits at the rear of the home overlooking the south facing garden which has two window and patio doors, leading into the garden.

Moving to the first floor via the centralised staircase there are three bedrooms. The principal suite is on one side of the home, featuring a Juliet Balcony, a dressing room/walk in wardrobe leading to a striking modern en-suite bathroom, which is half tiled. Two further bedrooms and a bathroom positioned on the opposite side of the home and are accessed via a spacious landing area which is currently used as a home office but could easily be used as a sung/reading area.

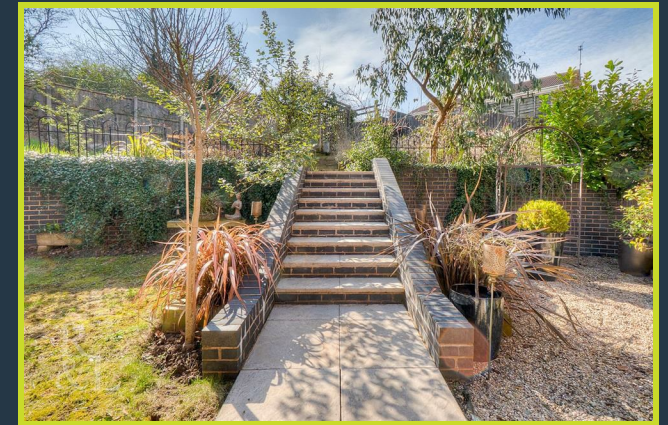
Outside the garden is well established with an abundance of shrubs and perennial plants, which have been lovingly situated to create several open and secluded areas providing a wonderful backdrop to the home. For entertaining or relaxing in.

To the front sits a good-sized driveway and integral garage.

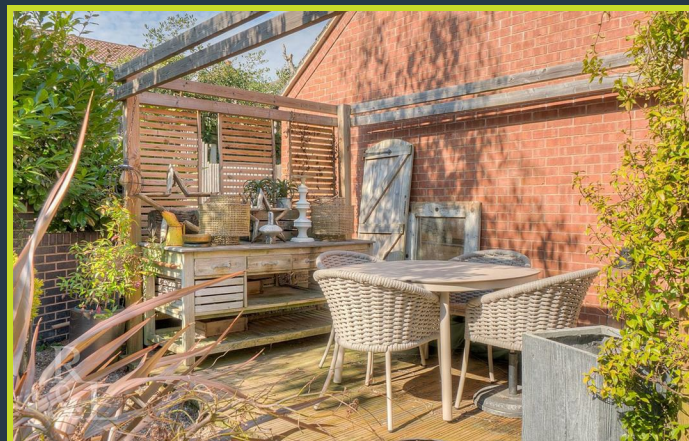
Estate charges are approximately £295 per year







- Guide Price £500,000 - £525,000
- Contemporary Three Bedroom Detached Home
- High Quality Stylish Kitchen with Integrated Appliances and Dining Area
- Large Lounge with Patio Doors to the Rear Garden
- Principal Bedroom Suite with Dressing Area and En-Suite Shower Room
- Beautifully Presented Throughout Finished to a High Quality
- Gated Development in Sought After Location
- Well Stocked Established Garden, Garage and Driveway
- Council Tax E
- Freehold- EPC B















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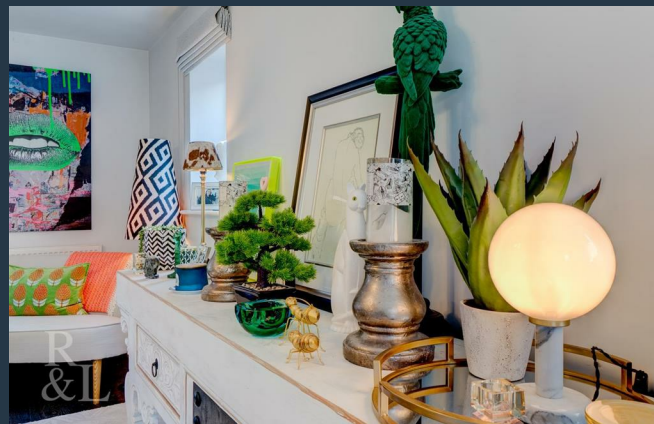
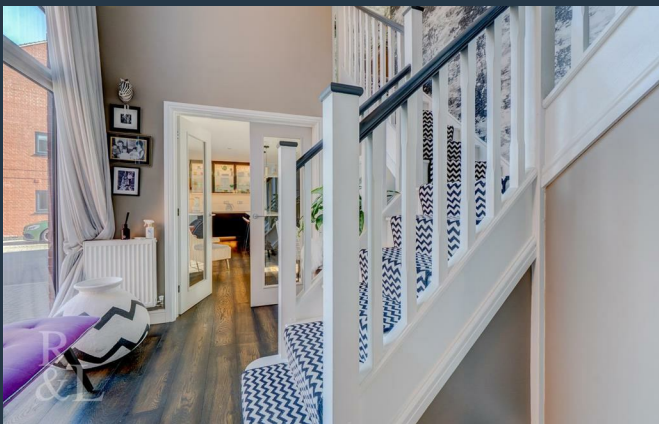




The picturesque market town of Ashby-de-la-Zouch lies in the civil parish of North West Leicestershire. Ashby lies at the heart of The National Forest on the A42 between Tamworth and Nottingham. In 2018, Ashby Market Street was named "Best Shopping Experience", and in 2019 it made the final of the rising-star category for UK high streets. The town boasts a range of shops, bars, cafes and restaurants, community library and leisure centre.



The nearby Bath Grounds were once home to the Ivanhoe Spa, and on a stroll through this delightful green space, you can read about Edwardian parachutist Dolly Shepherd.



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.



England & Wales		EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92 plus) A	84	Potential
Not energy efficient - higher running costs	(1-20) G	92	Current

England & Wales		EU Directive 2002/91/EC	
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) A		Potential
Not environmentally friendly - higher CO <sub>2</sub> emissions	(1-20) G		Current

EPC

