

SUPERIOR HOMES

ROYSTON & LUND



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& L

15 Willesley Road

| LE65 2QA

Guide Price £850,000 - £875,000

Offers In The Region Of £800,000

A Rare opportunity to acquire this impressive five-bedroom detached home in a sought after location in the Market Town of Ashby de la Zouch offers timeless character with generous accommodation and exceptionally large garden to the front and rear.

Beautifully set back from the road, the property is approached by a large private driveway, leading to a detached double garage, providing ample space for multiple vehicles.

Step inside to a welcoming and airy hallway with original Minton floor. The ground floor boasts a range of well-proportioned reception rooms, including a living room, formal dining room, and a cosy sitting room, many of which feature multiple fireplaces, adding character and charm to each space.

For those working from home, a dedicated office offers quiet focus, while a roomy utility area and a convenient ground floor WC add practicality. The kitchen is traditionally styled with solid wooden units, offering generous worktop space and a warm, country feel and is ideal for family living or entertaining.

To the first floor you'll find four generously sized double bedrooms and single bedroom providing flexible accommodation for a growing family. A family bathroom and a separate shower room ensure comfort and convenience. A beautiful stained glass window on the landing adds a unique and elegant feature to the upper floor.

Outside, the home continues to impress with a large garden stretching approximately fifty metres, including decking areas ideal for outdoor dining, relaxing, or taking in the mature well established garden. With golf courses nearby, it's also an ideal spot for keen golfers looking to enjoy the game on their doorstep.

Spacious, characterful, and superbly located, this home offers a rare combination of size, charm, and lifestyle appeal.

Call us now to book your own personal tour.
Previously accepted for a single storey extension to the rear*





- Offers In the Region Of £800,000
- Five Bedroom Detached
- Plenty of Spacious Rooms
- Office & Utility Spaces
- Ample Storage
- Ground Floor WC
- Stained Glass Windows
- Amazing Location
- EPC Rating - D
- Freehold- Council Tax Band - F





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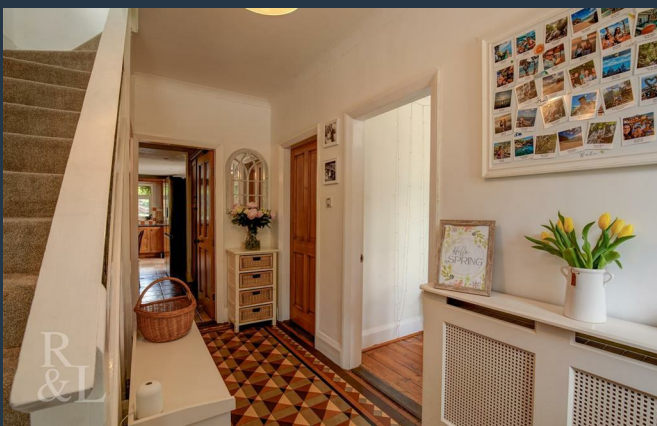
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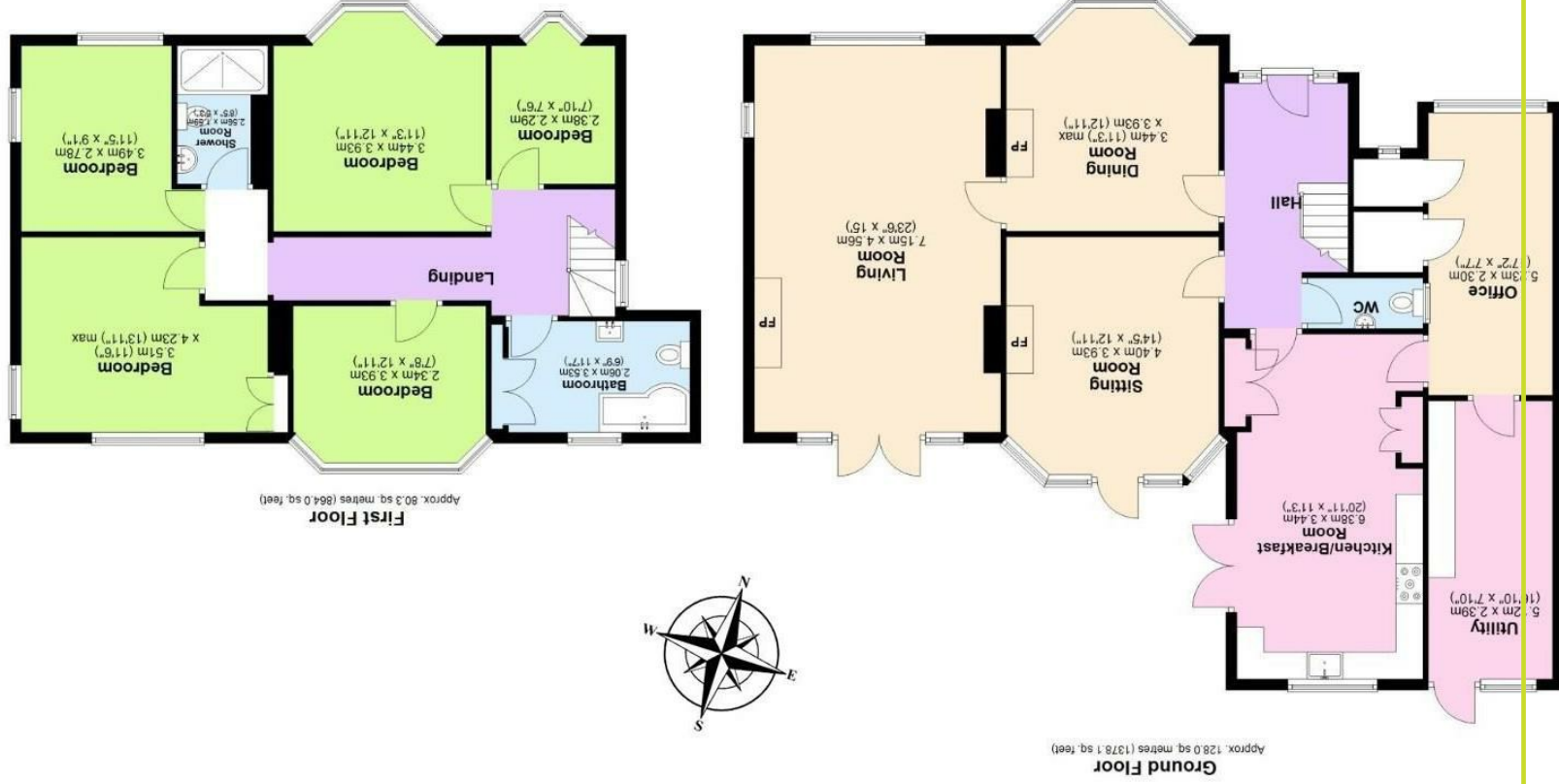
The picturesque market town of Ashby-de-la-Zouch lies in the civil parish of North West Leicestershire. Ashby lies at the heart of The National Forest on the A42 between Tamworth and Nottingham. In 2018, Ashby Market Street was named "Best Shopping Experience", and in 2019 it made the final of the rising-star 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.



Total area: approx. 208.3 sq. metres (2242.1 sq. feet)

Environmental Impact (CO ₂) Rating			
England & Wales		EU Directive 2002/91/EC	
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A	Current	Potential
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
Energy Efficiency Rating			
England & Wales		EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92 plus) A	Current	Potential
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			