

# SUPERIOR HOMES

## ROYSTON & LUND





# Gilwiskaw House

| DE12 7HS

Guide Price £750,000

Guide Price £750,000 to £800,000

Royston & Lund are delighted to present this spacious and versatile four-bedroom residence, ideal for families seeking generous living accommodation in a tranquil, country setting.

Upon entry, the property opens into a welcoming hallway leading to a modern bathroom, a comfortable lounge area with dual aspect patio doors leading to the front and rear gardens. The lounge leads into a bright, well-appointed kitchen/diner with a range of modern units and breakfast bar. The kitchen benefits from built in appliances including oven, hob, extractor, dishwasher, fridge and freezer. The ground floor also benefits from a large utility room with a door to the front and rear. Two good sized double bedrooms are also on the first floor offering flexibility for guest rooms, home offices, or multi-generational living.

On the first floor, you'll find two further bedrooms, both generously sized and featuring their own private en suites, creating ideal principal and guest suites.

Externally, the property boasts ample off-street parking for multiple vehicles, and a south-east facing rear garden, surrounded by lush greenery.





- Guide Price £750,000 to £800,000
- Four Bedroom Detached Home set in a Tranquil Countryside Location
- 1 Family Bathroom, 2 En Suites and a Downstairs WC
- Open Plan Lounge, Kitchen/Diner with Double Patio doors to the front and Rear Gardens
- Large Utility Room,
- South-East Facing Rear Garden
- Offers Versatile Living for Multiple Reception Rooms or Multi Generational Living
- Private Driveway and Parking for Multiple Vehicles
- Council Tax Band F, EPC Rating C
- Freehold







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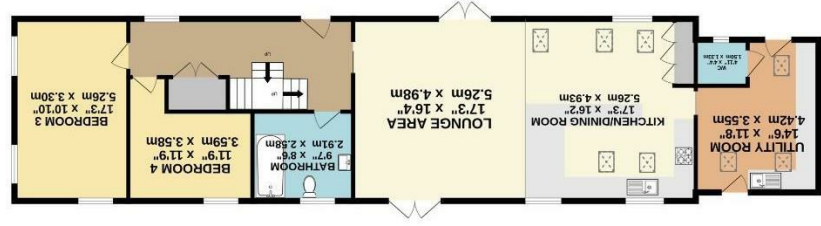
The property is set in a Tranquil Location surrounded by countryside in the area of the National Forest with it's walks and attractions.

The Village of Measham is a short drive away offering local amenities. The market Town of Ashby-de-la-Zouch is just 10 minutes away offering further cafes, restaurants and shops.

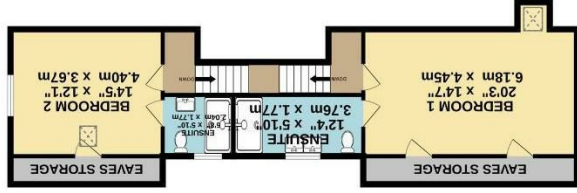


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TOTAL FLOOR AREA : 1996 sq.ft. (185.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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GROUND FLOOR  
1286 sq.ft. (119.5 sq.m.) approx.



1ST FLOOR  
709 sq.ft. (65.9 sq.m.) approx.

England & Wales		
EU Directive 2002/91/EC		
Not energy efficient - higher running costs		
(1-20)	G	
(21-38)	F	
(39-54)	E	
(55-68)	D	
(69-80)	C	
(81-91)	B	
(92 plus)	A	
Very energy efficient - lower running costs		
Current	Potential	
79	86	

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

EPC

