

SUPERIOR HOMES

ROYSTON & LUND



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72 Tamworth Road

| LE65 2PR

Guide Price £600,000

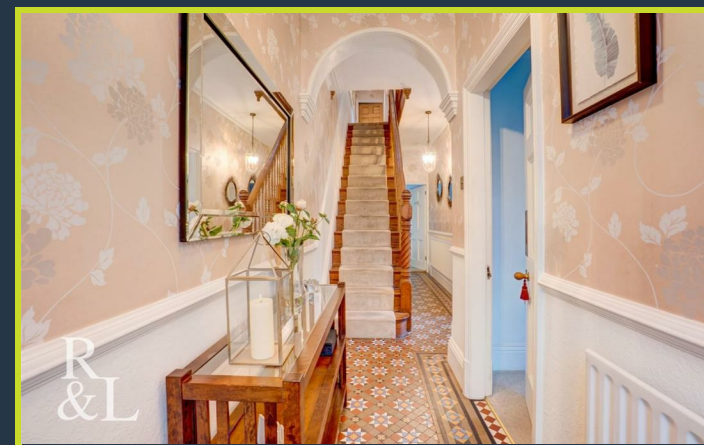
***Guide Price £600,000 - £625,000

Royston & Lund are delighted to present this substantial and beautifully appointed five-bedroom family home, occupying a sought-after position in the heart of Ashby-de-la-Zouch. Arranged over three floors and extending to almost 2,000 square feet of accommodation, this impressive property seamlessly combines period charm with stylish modern living, while benefiting from a generous driveway and a stunning, mature rear garden.

The property is entered via an elegant entrance hall showcasing attractive original-style tiled flooring and a sweeping staircase rising to the upper floors. To the front of the home is a spacious living room featuring a bay window and an abundance of natural light, creating a welcoming space for relaxation. Across the hall, the formal dining room offers a wonderful setting for entertaining, enhanced by high ceilings, character features and a striking fireplace.

To the rear of the property, the heart of the home is the impressive open-plan kitchen, offering an extensive range of fitted units, generous worktop space and ample room for family dining. The kitchen flows through to a useful utility area, providing additional storage and appliance space, along with access to a convenient ground floor WC. Beyond this, the delightful sun room enjoys views over the garden and creates a superb additional reception area, perfect for year-round enjoyment.

The first floor hosts three well-proportioned bedrooms, including a particularly generous principal bedroom, together with a stylish family bathroom fitted with both a freestanding bath and separate shower enclosure. The second floor provides two further spacious bedrooms and an additional bathroom, making the layout ideal for larger families, visiting guests or those requiring dedicated home working space.





- Guide Price: £600,000 - £625,000
- Five Bedroom Family Home
- Popular Location of Ashby-de-la-Zouch
- Spacious Kitchen with Utility Area & Sun Room
- Two Bathrooms & Ground Floor WC
- Living Room & Dining Room
- Patio & Garden with Established Planting
- Close to Numerous Amenities
- Council Tax: E // EPC: D
- Freehold



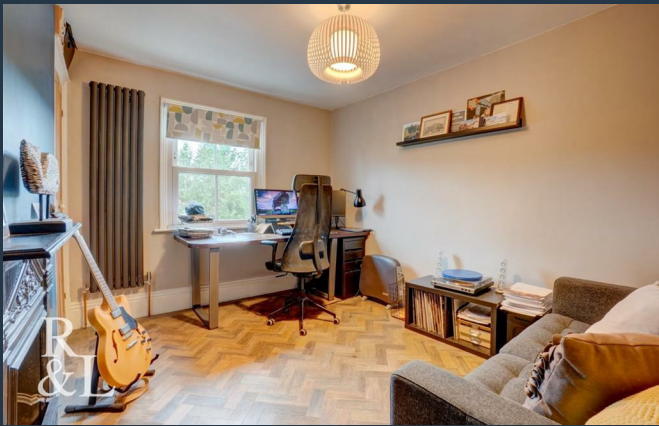


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Outside, the property continues to impress with its beautifully landscaped rear garden. Thoughtfully designed and exceptionally private, the garden features established trees, mature planting, shaped lawns and attractive seating areas, creating a peaceful outdoor retreat that can be enjoyed throughout the seasons.

To the front, a driveway provides off-road parking for multiple vehicles, adding further practicality to this outstanding family home.

Situated within the highly desirable market town of Ashby-de-la-Zouch, the property is ideally positioned for access to a wealth of local amenities, highly regarded schools, independent shops, cafés and excellent transport links.

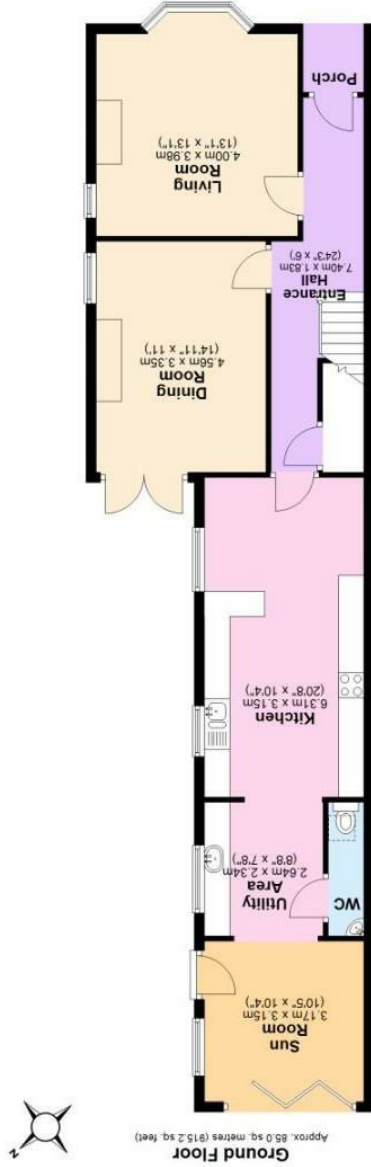
For more information:

https://reports.sprift.com/property-report/?access_report_id=5338938

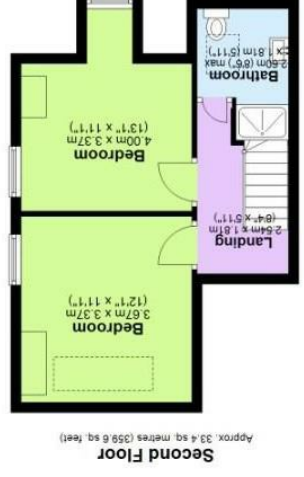
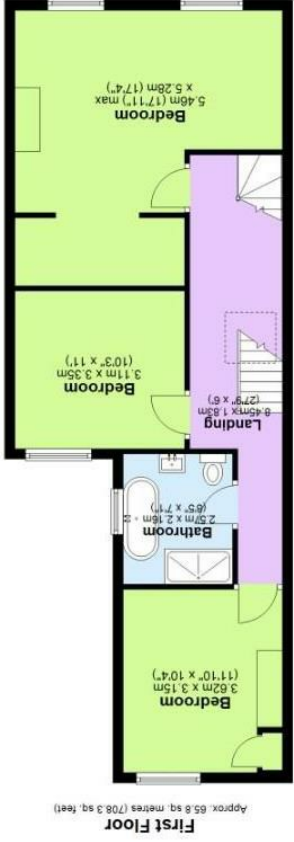
Freehold

*Ashby-de-la-Zouch is a highly sought-after market town renowned for its blend of historic character and modern convenience. Offering an excellent range of independent shops, cafés, restaurants and leisure facilities, the town caters to a variety of lifestyles while maintaining a welcoming community atmosphere. Residents benefit from well-regarded schools, picturesque parks and easy access to the National Forest, providing superb opportunities for outdoor recreation. Excellent transport links via the A42 and M42 also make Ashby an ideal location for commuters travelling to Leicester, Derby, Nottingham and Birmingham.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



Total area: approx. 184.2 sq. metres (1983.2 sq. feet)



Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions	Potential
(92 plus) A	Current
(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	
EU Directive 2002/91/EC	

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

EPC

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