

SUPERIOR HOMES

ROYSTON & LUND



1 Castle Way

| LE65 2RY

Guide Price £500,000 - £530,000

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This well-presented four-bedroom detached bungalow offers generous living space, and a beautifully landscaped garden - all set on a substantial plot with ample parking.

Upon entering through the porch and central hallway, you're greeted with a thoughtful layout. To the right, you'll find four well-appointed bedrooms, two of which include fitted wardrobes, with the main bedroom benefiting from a private en-suite. A centrally located family bathroom serves the remaining rooms.

To the left, a spacious living room provides a warm, inviting atmosphere and opens via folding doors into a sleek kitchen equipped with integrated appliances, an island, induction hob, and generous workspace. This area flows into a wide, conservatory, offering lovely views of the garden.

Outside, the garden has been carefully designed with stone slab pathways in a patterned layout, neat turf, and established trees and shrubs. The detached double garage can be accessed directly from the garden. To the front, a large driveway offers space for multiple vehicles.

This property perfectly combines practicality, space, and style, ideal for families or those seeking comfortable single-storey living in a peaceful setting.

Located in a quiet residential area of Ashby-de-la-Zouch, just a short walk from local schools, including Ashby Willesley Primary and Ivanhoe College. The town centre offers a range of shops, cafés, restaurants, and leisure facilities, all within easy reach. Nearby attractions include Ashby Castle, Bath Grounds, and Willesley Park Golf Course, providing plenty of outdoor and cultural activities. Healthcare needs are well served with local GP and dental practices, and there are good public transport links to nearby towns and cities.





- Guide Price £500,000 - £530,000
- Four Bedroom Detached Bungalow
- Great Size Conservatory
- Generous Living Room Space
- Integrated Kitchen Units / Island / Induction Hob
- En-suite Bathroom
- Double Detached Garage / Long Driveway
- Stone Slab Patio Garden with Side Gate Access
- EPC Rating - D
- Freehold / Council Tax Band - E





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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.



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	
England & Wales	
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	
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EPC

