

SUPERIOR HOMES

ROYSTON & LUND



25 Ulleswater Crescent

| LE65 1FH

Offers In The Region Of £425,000

This four-bedroom detached property offers generous living throughout. The living room is a bright and spacious area that flows through double doors into a dedicated dining room.

The kitchen features classic cream cabinetry, ample drawers, and worktop space, along with an integrated oven and hob. There's also an open utility area as well as side access to the garden. A kitchen extension is currently under construction, set to create a substantial kitchen and dining space, this will need completing by the incoming buyer. A ground floor WC completes this level.

Upstairs, the principal bedroom enjoys excellent proportions and benefits from its own en-suite shower room. A second double bedroom provides further comfort, while the remaining two single bedrooms are well-suited for children, guests, or home office use. A family bathroom completes the first floor.

Outside, the south-east facing garden offers lots of outdoor space, featuring a well-maintained lawn and brand-new fencing around the perimeter. The detached double garage provides extensive storage and includes a fixed roof pergola.

To the front, there is ample off-road parking on the private driveway.





- Offers in the Region of £425,000
- Four Bedroom Detached
- Spacious Living Room with Connecting Dining Room
- Kitchen with Utility
- Ground Floor Extension Currently Under Way (will require completing by the incoming buyer)
- Principal Bedroom with En-suite Shower Room
- Detached Double Garage with Plenty of Storage Including Pergola
- Great-Sized South-East Facing Garden
- Generous Driveway Space Including Garden
- Freehold / EPC Rating - C / Council Tax Band - E











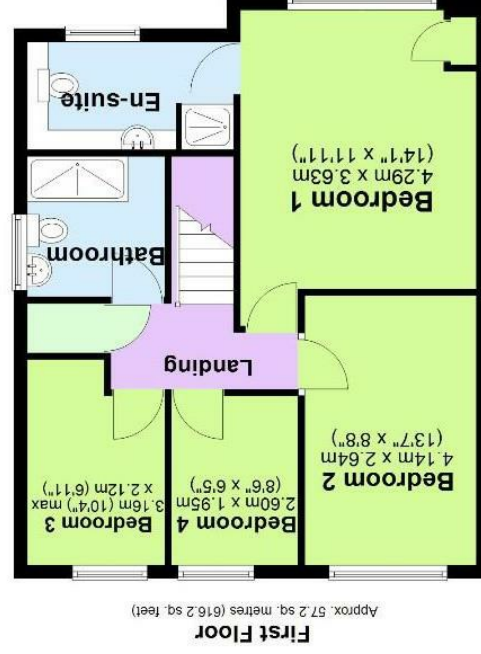
This property enjoys a convenient and well-connected setting within a popular residential area of this historic market town. The High Street is close by, offering a wide range of shops, cafés, restaurants, and everyday services. Supermarkets such as Tesco Extra and Aldi are both within easy reach, along with local healthcare facilities including GP surgeries, dental practices, and opticians.

Families benefit from excellent local schooling, with Ashby Hill Top Primary School and Ashby Willesley Primary School both nearby, and Ashby School providing secondary and sixth-form education within a short drive.

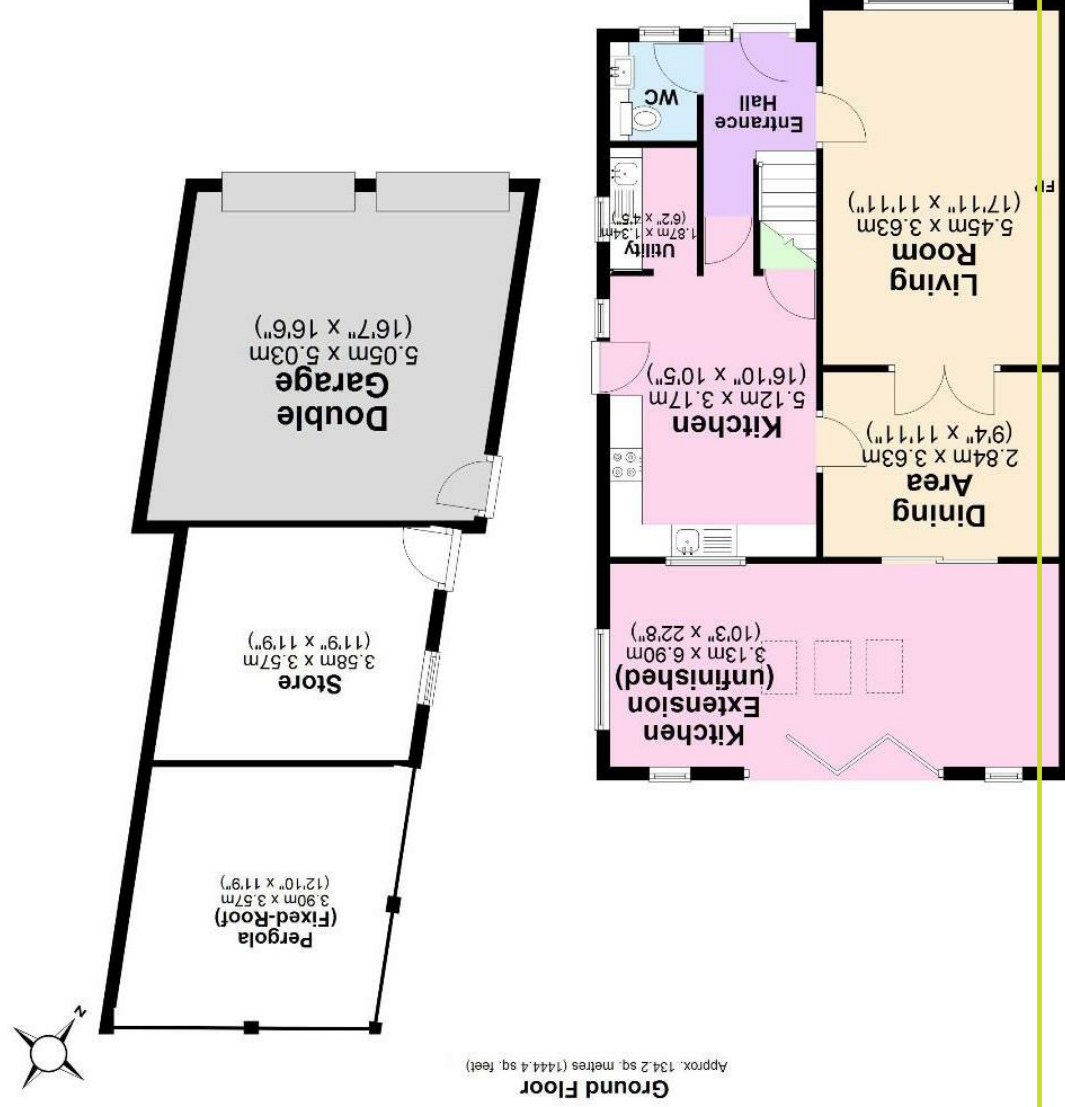
For leisure and recreation, the town offers the Ashby Leisure Centre & Lido, complete with gym and pools, as well as Ashby Castle and the Bath Grounds for green space and outdoor relaxation.

Main driving routes include the A42, A511, and A512, providing quick access to Leicester, Burton-upon-Trent, Coalville, and the wider Midlands. This combination of strong transport links, quality schools, and excellent amenities makes 25 Ulleswater Crescent a particularly desirable place to live.

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. 191.4 sq. metres (2060.6 sq. feet)



Environmental Impact (CO ₂) Rating		Energy Efficiency Rating	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	
Potential	Current	Potential	Current
Very environmentally friendly - lower CO₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO₂ emissions		Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs	

