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18 Measham Road

| LE65 2PF | Guide Price £950,000

ROYSTON
& LUND

- Guide Price: £950,000 - £1,000,000
- Open Plan Kitchen & Dining Room
- Popular Location of Ashby-de-la-Zouch
- Ample Garden & Spacious Driveway
- Council Tax: E // EPC: C
- Five Bedroom Detached Family Home
- Living Room with Feature Fireplace
- Ground Floor Shower-Bathroom
- Close to Numerous Amenities
- Freehold





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Situated along Measham Road in the popular location of Ashby-de-la-Zouch, this distinctive five-bedroom detached family home occupies a generous plot with extensive gardens and attractive views towards Willesley Park Golf Club.

The accommodation begins with a welcoming entrance hall providing access to two ground-floor bedrooms, the main living room and the open-plan kitchen and dining area. The larger of the two bedrooms features an attractive fireplace and bay window, while the second offers further flexibility for use as a guest bedroom, home office or additional reception room.

The characterful living room is a generous size and features multiple bay windows, a central fireplace and patio doors opening directly onto the garden. The spacious kitchen is fitted with an extensive range of units and work surfaces, together with a central island incorporating breakfast-bar seating and a useful second sink. A modern ground-floor shower room is conveniently positioned off the kitchen.

The adjoining dining room provides plenty of space for family meals and entertaining, with wide bi-folding doors opening onto a paved seating area.

To the first floor are three further bedrooms, comprising two well-proportioned doubles and a single bedroom. All three are served by a spacious family bathroom.

Outside, the property enjoys an impressive garden with a substantial lawn, paved seating areas and established trees and planting. Gravel pathways extend around the property, while the generous driveway provides off-road parking for multiple vehicles. The outlook towards Willesley Park Golf Club gives the home an attractive green backdrop and completes this unique family property.

For more information: https://reports.sprift.com/property-report/?access_report_id=5580740

Freehold





EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		74 82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		



Total area: approx. 159.8 sq. metres (1720.3 sq. feet)

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