Superior Homes

Royston & Lund

23 Bernard Vann

| LE65 2AR

Guide Price Guide Price of £475,000 -

Guide Price £450,000 - £475,000

This impressive four-bedroom detached home offers thoughtfully designed living spaces in a sought-after position within walking distance to Ashby-de-la-Zouch. Close the the National Forest with countryside views and convenient access to the Ivanhoe Way . Within catchment of the outstanding Hilltop Primary School and Ashby Secondary Schools.

The generously proportioned kitchen-diner comes complete with integrated appliances—including a dishwasher, double oven, induction hob and fridge-freezer—along with bespoke wooden shutters and elegant French doors that open directly onto the rear garden. An open-plan utility area provides further convenience and offers internal access to the integral garage.

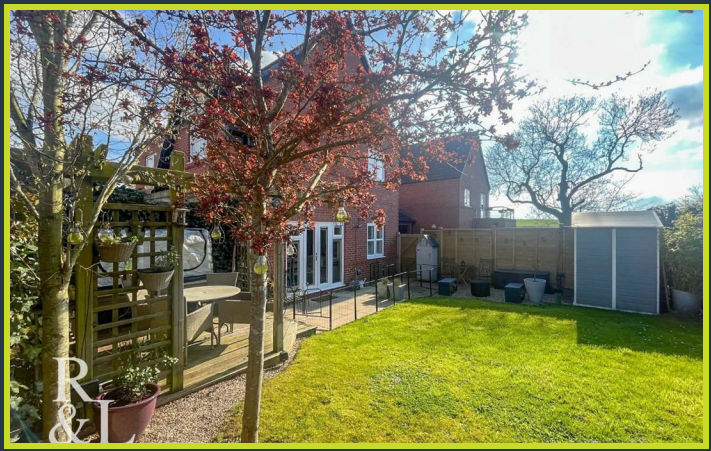
The spacious and inviting living room features a striking walk-in box bay window, welcoming in an abundance of natural light thanks to its unobstructed outlook across countryside edges. A charming feature fireplace forms the perfect focal point. A WC completes the ground floor.

Upstairs, all four bedrooms are comfortable doubles. Three are enhanced by fitted wardrobes, while the principal bedroom enjoys additional sliding fitted wardrobes and its own en-suite shower room. A modern family bathroom with separate walk-in shower and bathtub, serves the remaining bedrooms.

Outside, the rear garden combines practicality with style, offering a blend of paved patio, well-kept lawn and a raised decking area, all neatly enclosed by hedging and fencing. To the rear, there is private parking in front of the garage with space for two vehicles, along with side access to the garden.

Ideally positioned on the outskirts of Ashby-de-la-Zouch, this property benefits from footpaths around the perimeter that lead directly into open rural landscapes, and the Ivanhoe Way, perfect for peaceful walks to explore the National Forest and outdoor enjoyment.

Annual Management Fee Applies
Approx. £160 annually



- Guide Price to £450,000 to £475,000
- Four Bedroom Detached Family Home
- Countryside Views and Convenient Access to the Ivanhoe Way
- Fully Integrated Open-Plan Kitchen with Dining Area
- Spacious Living Room with Walk-in Box Bay Window
- En-suite Shower Room / Ground Floor WC
- Fitted Wardrobes Throughout
- Large Integral Garage with Off-Road Parking
- EPC Rating - C / Council Tax Band - E / Freehold Property
- Within catchment of an outstanding Primary School and Secondary Schools.

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HAND WASH
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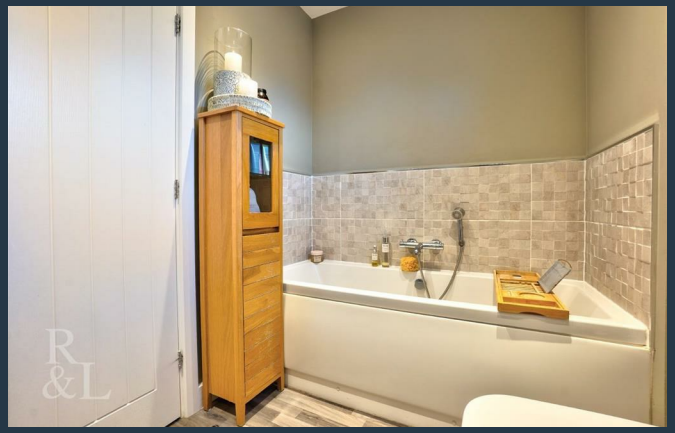
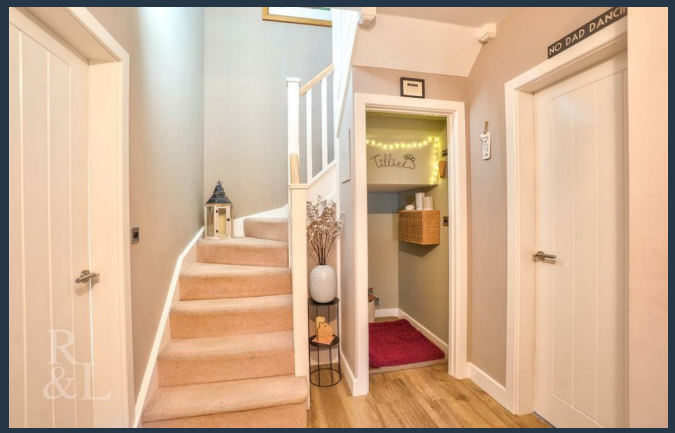
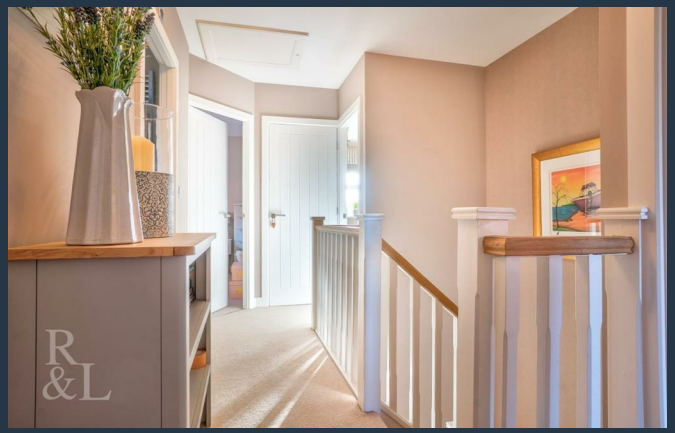
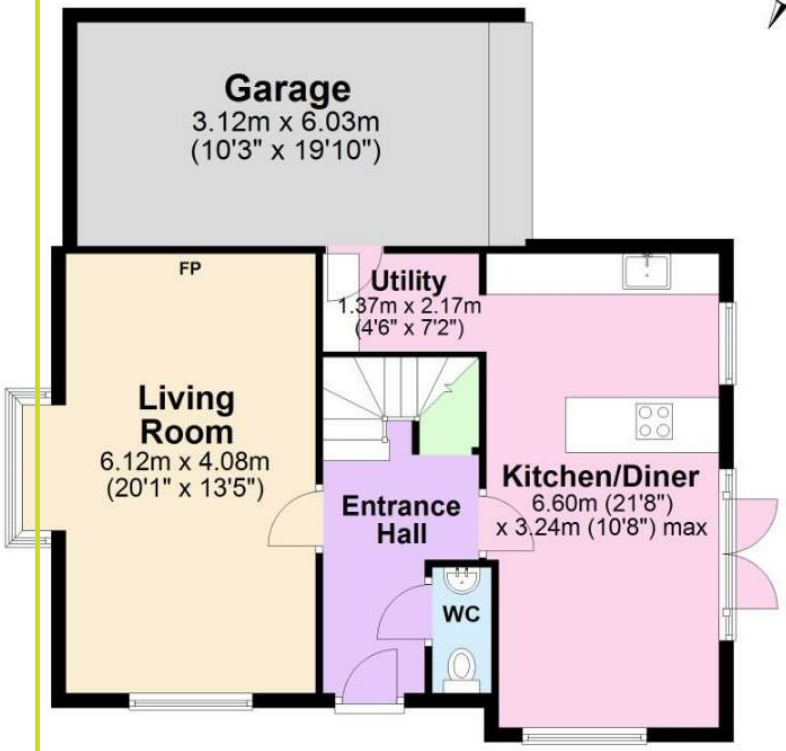




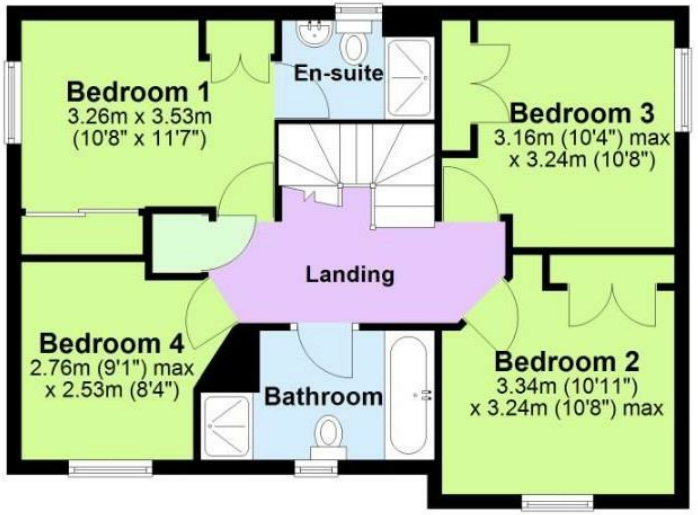


This property is well placed for Ashby's town centre, where you'll find a good mix of shops, cafés, pubs and everyday services. Hood Park Leisure Centre offers gym facilities and both indoor and outdoor swimming, while the nearby Bath Grounds provide open green space for walks and community events. The town is served by well-regarded schools, including Ashby School, Ivanhoe School, Hill Top Primary School, and Willesley Primary School, along with local medical centres and a library. Ashby's historic castle and museum add to the area's charm, and there are plenty of countryside paths close by thanks to its position on the edge of the National Forest. Road links via the A42 and A511 make travel convenient, with Burton-upon-Trent offering the nearest rail connections.

Ground Floor
Approx. 76.4 sq. metres (822.6 sq. feet)



First Floor
Approx. 56.3 sq. metres (606.4 sq. feet)



Total area: approx. 132.8 sq. metres (1429.0 sq. feet)

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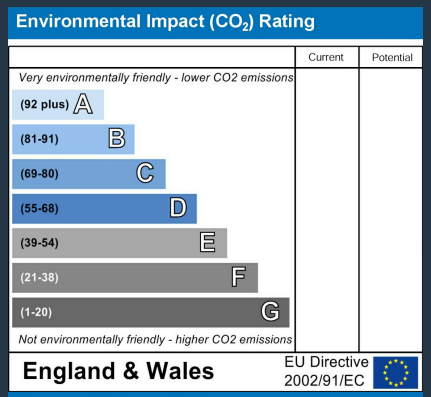

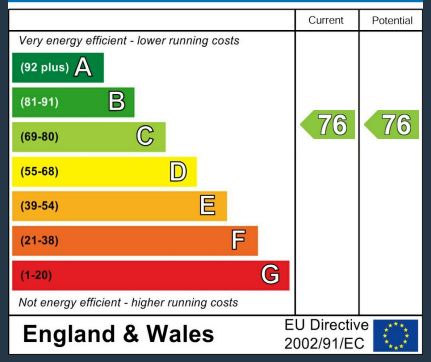

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