

3 Brookside

| LE65 1JW | Guide Price £230,000 - £235,000

ROYSTON & LUND

- **GUIDE PRICE £230,000Three Bedroom Mid - £235,000**
- De La Zouch Just Off Market Street
- Set In the Heart Of Ashby
 On The Doorstep Of Numerous Amenities

Terrace Property

- Immaculately Presented
 Three Bathrooms Throughout
- Excellent Transport Links
 Off Street Parking
- EPC Rating C
- Freehold Council Tax Band -

















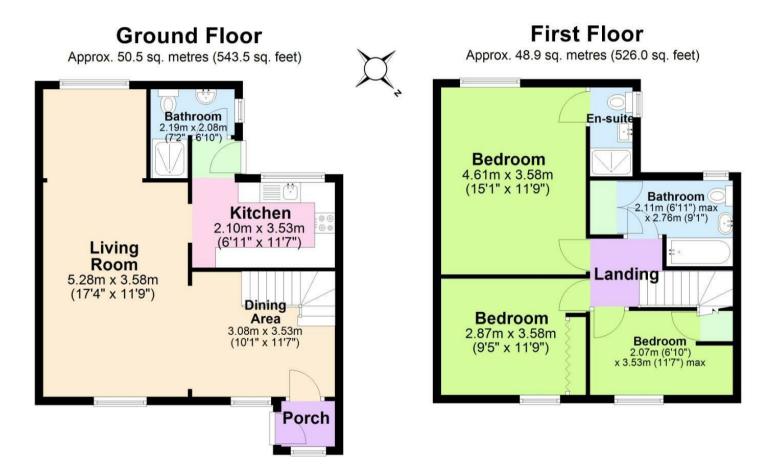
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Royston and Lund are delighted to bring to the market this immaculately presented three bedroom terraced property located in the heart of Ashby De La Zouch. Situated smack in the Centre being and being a stone's throw away from Market street where there are numerous amenities from local shops, pubs and restaurants, not to mention having excellent transport links via the A42. This property would be the perfect purchase for first time buyers, working professionals or a high quality buy to let.

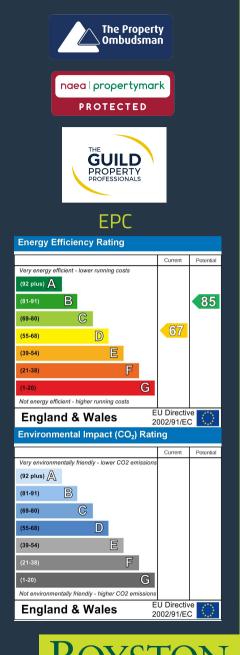
Ground floor accomodation comprises of an entrance porch that leads straight into the open plan living/dining room consisting of dual aspect windows flooding the space with natural light, pieced together with a stylish gas fireplace for those winter months, it really is a versatile space, which leads you into the kitchen and stairs to the first floor landing. The galley kitchen is an ample size with integrated kitchen appliances such as an oven hob and extractor fan with plumbing and electrics to add your own further freestanding appliances along with a side door leading to the rear courtyard. Off from the kitchen is the downstairs three piece shower room consisting of a coved shower along with a wash basin and WC.

To the first floor there are three well proportioned double bedrooms. The principle bedroom having the benefit of its own ensuite shower room. Bedrooms two and three have built in storage space. All bedrooms have further access to a three piece family bathroom consisting of a bath with shower overhead along with a wash basin and WC.

Facing the property there is off street parking to the front and to the right aspect of the property. To the rear there is a courtyard area off from the kitchen which provides seating for those summer months.



Total area: approx. 99.4 sq. metres (1069.6 sq. feet)



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