

SUPERIOR HOMES

ROYSTON & LUND



20 Pennine Way

| LE65 1EW

Guide Price £450,000 - £465,000

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Beautifully positioned on a generous corner plot, this impressive four double bedroom detached family home offers spacious living, modern comforts, and excellent outdoor space.

You step through the composite front door into a bright and welcoming entrance hall, setting the tone for this neatly presented family home. Leading off the hallway, you'll find a spacious living room, adjoining through double doors into a formal dining room. From here, sliding patio doors lead out to the garden.

Connecting to the dining room is a fully fitted kitchen featuring sleek, soft-closing cabinets and drawers, high-quality finishes, and convenient side access to the exterior. The hallway also provides access to a convenient downstairs WC and useful understairs storage, adding practicality to this well-designed ground floor layout.

Upstairs, there are four generously sized double bedrooms, each well appointed. One of the double bedrooms enjoys a stylish en-suite shower room and fitted wardrobes. The well appointed family bathroom, located centrally, includes both a bathtub and a separate shower for added convenience and stylish vanity units.

Outside, the rear garden offers a perfect blend of functionality and low maintenance, featuring a stone-slabbed patio area with steps leading to an astro-turfed lawn and a pathway to the detached garage. To the side, a lean-to carport and block-paved driveway provides secure and practical parking, with a gate enhancing privacy and security and enough room for a caravan or motorhome dependent on size.

The detached garage offers off-road parking for a vehicle, while the block-paved front driveway and gated side of the property accommodates up to four additional vehicles.

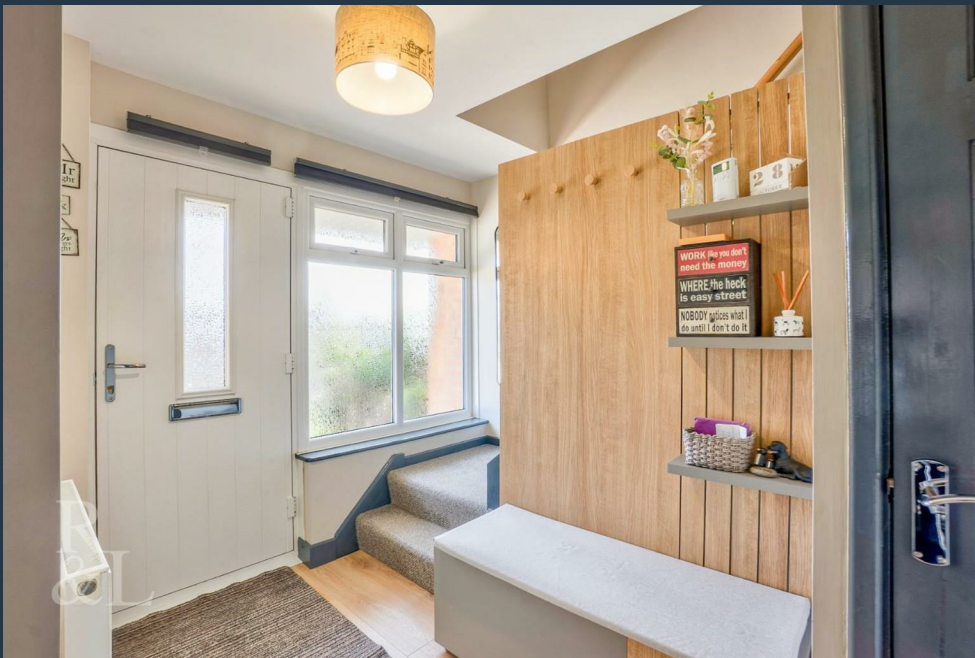




- Guide Price £450,000 - £465,000
- Four Double Bedroom Detached
- Welcoming Spacious Living Room
- Fully Fitted Kitchen with Adjoining Dining Room
- Bedroom with Fitted Wardrobes and En-suite Shower Room
- Modern Bathroom with Separate Shower
- Ground Floor WC
- Well Maintained, Low Maintenance Garden
- Plenty of Off-Road Parking / Detached Garage
- EPC Rating - D / Council Tax Band - E / Freehold





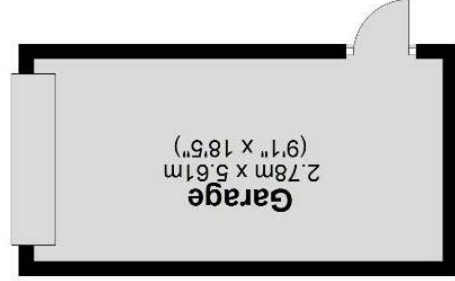




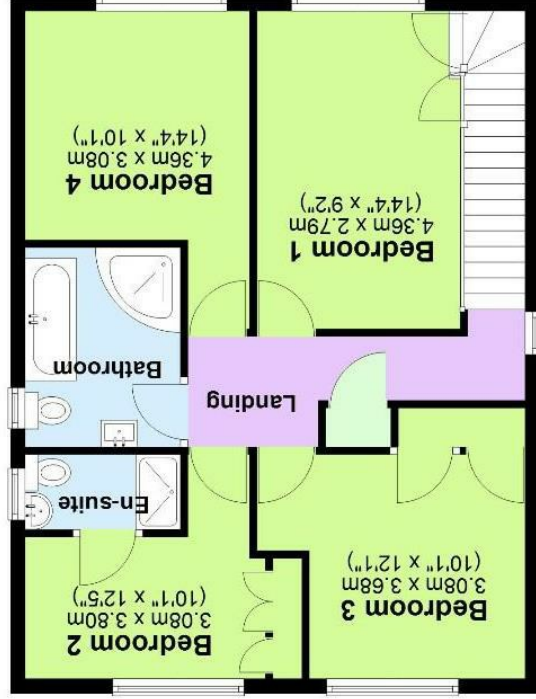
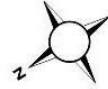
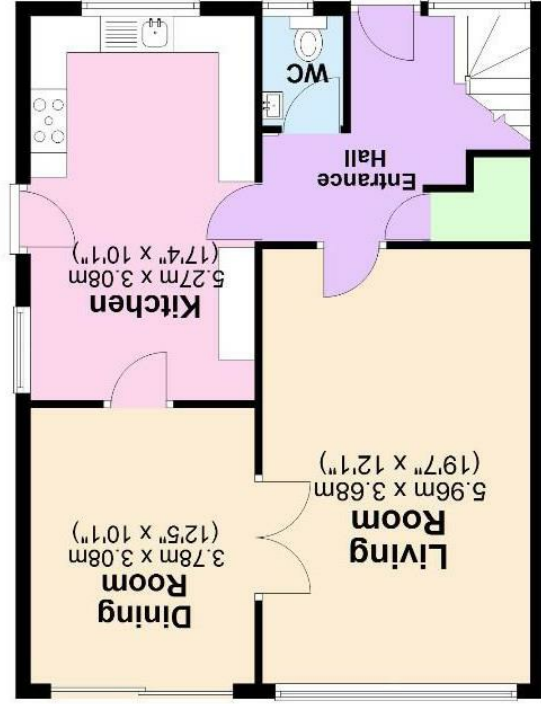


This property is set in a desirable residential area close to excellent local amenities. Nearby schools include Ashby Willesley Primary School, Ashby Hill Top Primary School, and Ashby School, all highly regarded. The town centre offers a mix of shops, cafés, restaurants, and supermarkets such as M&S Simply Food. Residents enjoy easy access to the A42/M42 for commuting to Birmingham, Leicester, and Derby, while nearby green spaces like The Bath Grounds and Hood Park provide great leisure opportunities.





Ground Floor
Approx. 78.4 sq. metres (843.5 sq. feet)



First Floor
Approx. 62.8 sq. metres (675.6 sq. feet)

Total area: approx. 141.1 sq. metres (1519.1 sq. feet)

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.

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ROYSTON & LUND

England & Wales		EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92 plus) A	Very environmentally friendly - lower CO ₂ emissions	(92 plus) A
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
Current	Potential	Current	Potential
64	80		
Energy Efficiency Rating		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
Very environmentally friendly - lower CO ₂ emissions		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not environmentally friendly - higher CO ₂ emissions		Not environmentally friendly - higher CO ₂ emissions	
Current		Current	
Potential		Potential	

EPC

