



10 Winchester Way

| LE65 2NR | Guide Price £300,000

ROYSTON  
& LUND

- Guide Price £300,000-£310,000
- Large Lounge/Diner With Views Over the Garden
- Study/Playroom
- South/West Facing Garden
- Council Tax E
- A Well Presented Three-Bedroom Detached Home
- Kitchen with Built in Oven and Hob
- Garage & Driveway
- EPC TBC
- Freehold





Guide Price £300,000 - £310,000

A beautifully presented three-bedroom detached family home situated in a desirable and quiet location within the charming market town of Ashby-de-la-Zouch, this well-presented three-bedroom detached home offers spacious, move-in-ready accommodation and a delightful south-facing garden—perfect for modern family living.

Upon entering, you are welcomed into a bright entrance hall. To the right is a well-appointed kitchen, fitted with a range of wall and base units, a built-in oven and hob, and space for additional appliances. Also located on the ground floor is a versatile room currently used as a home office, which could easily serve as a playroom or an additional bedroom.

To the rear of the property, a generous lounge/dining room spans the width of the house, featuring dual-aspect windows that flood the space with natural light, along with direct access to the garden—ideal for both relaxing and entertaining. A convenient downstairs WC completes the ground floor.

Upstairs, the property offers three well-proportioned double bedrooms. Two overlook the rear garden, while the principal bedroom is positioned at the front. A modern family bathroom serves all bedrooms.

Externally, the property benefits from a single garage and a driveway providing off-road parking for two or more vehicles. The south-facing rear garden is mainly laid to lawn, complemented by a patio area—perfect for outdoor dining and social gatherings.

Winchester Way enjoys a peaceful setting just a short walk from Ashby-de-la-Zouch town centre, offering easy access to a wide range of amenities including shops, schools, parks, and healthcare facilities. The area is particularly popular with families due to its excellent local schools.

For more information: [https://reports.sprift.com/property-report/?access\\_report\\_id=5152236](https://reports.sprift.com/property-report/?access_report_id=5152236)





Total area: approx. 133.2 sq. metres (1433.7 sq. feet)



### EPC

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

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.

**ROYSTON & LUND**