



18 Pentland Road

| LE65 1BA | Offers In The Region Of £305,000

ROYSTON  
& LUND



- Three Storey Semi Detached Home
- Family Bathroom and Downstairs WC
- Separate Dining Room
- EPC- C
- Freehold
- Four Double Bedrooms; En-suite Bathroom to the Main Bedroom
- Large Kitchen/Lounge Area with Patio Doors to the Rear Garden
- Garden and Driveway
- Council Tax C





A presented four bedroom three storey modern townhouse in Ashby de la Zouch. The property is situated on a highly sought after development that sits only a short walk away from the centre of Ashby, where you can find a whole host of amenities including shops, restaurants, coffees shops and supermarkets.

Entering into the hallway that benefits from built in storage and a downstairs WC, there is access into a dining room, stairs to the first floor and door into a large kitchen/lounge area with a double patio doors to the rear garden. the kitchen area has a range of fully integrated appliances including a fridge/freezer, oven, hob, extractor fan, dishwasher and a washing machine.

To the first floor there are two double bedrooms, the main bedroom benefits from an en-suite shower room. To the second floor there are two further double bedrooms that both have built in storage and a three piece bathroom consisting of a bath with shower attachments, WC and wash basin.

To the front of the property there is a driveway large enough for two vehicles and a single garage with secure gated access to the garden. Towards the rear there is a lawned garden with a patio area and fenced boundaries.

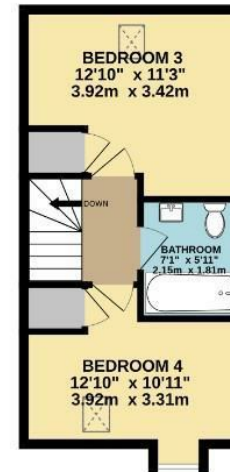
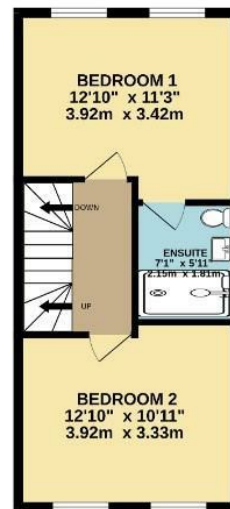
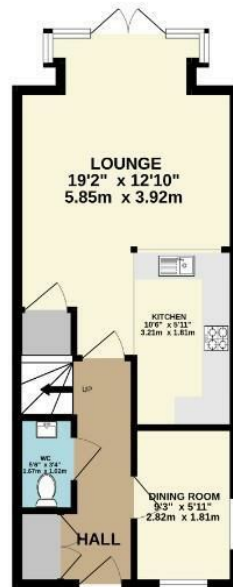




GROUND FLOOR  
535 sq.ft. (49.7 sq.m.) approx.

1ST FLOOR  
376 sq.ft. (34.5 sq.m.) approx.

2ND FLOOR  
335 sq.ft. (31.1 sq.m.) approx.



TOTAL FLOOR AREA : 1245 sq.ft. (115.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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EPC

#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	78	
(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<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		

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