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&L

30 School Lane

| LE65 2RF | Guide Price £315,000

ROYSTON  
& LUND

- Guide Price: £315,000 - £320,000
- Two Bathroom & Ground Floor WC
- Rear Garden with Lawn & Patio Area
- Close to Numerous Amenities
- Council Tax: C // EPC: B
- Three Bedroom Family Home
- Spacious Kitchen/Dining Room
- Car Port for Off-Road Parking
- Popular Location of Ashby-de-la-Zouch
- Freehold





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Royston & Lund are delighted to present this beautifully appointed three-bedroom family home, situated within a highly sought-after residential development in Ashby-de-la-Zouch. Finished to an excellent standard throughout and offering generous living accommodation, this property is ideal for families, professionals and those seeking a modern home in a convenient location.

The accommodation begins with a welcoming entrance hall, providing access to a ground floor WC. To the front of the property is a spacious living room, beautifully presented with bespoke fitted shelving and French doors opening onto the rear garden, creating a bright and inviting space for relaxation and entertaining.

To the rear is an impressive kitchen/dining room, offering a range of contemporary fitted units, integrated appliances, ample worktop space and plenty of room for family dining. French doors provide direct access to the garden, seamlessly blending indoor and outdoor living.

The first floor offers three well-proportioned bedrooms, including a generous principal bedroom benefitting from a stylish en-suite shower room. Two further bedrooms are served by a modern family bathroom finished with attractive contemporary tiling and quality fittings. Additional storage cupboards on the landing and throughout the home provide excellent practicality.

Externally, the property enjoys a beautifully maintained rear garden featuring a paved patio area, ideal for outdoor dining, alongside a lawned section bordered by established planting. To the side of the property is a driveway providing off-road parking, complemented by an overhead car port for additional convenience.





Total area: approx. 93.1 sq. metres (1002.0 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.



## EPC

### Energy Efficiency Rating

|                                             | Current   | Potential |
|---------------------------------------------|-----------|-----------|
| Very energy efficient - lower running costs |           |           |
| (92 plus) <b>A</b>                          |           | <b>95</b> |
| (81-91) <b>B</b>                            | <b>84</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 |           |           |

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) <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 |         |           |

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