



39 Brick Kiln Lane

| LE65 2WH | Guide Price £270,000

ROYSTON  
& LUND



- Three Bedroom Semi-Detached
- Enclosed Outdoor Living Space Accessed Through Bi-Fold Doors
- Enclosed Rear Garden Laid to Lawn
- Off-Road Parking
- EPC Rating - B
- Open-Plan Kitchen/Diner/Living Room
- Principal Bedroom with En-suite
- Ground Floor WC
- Council Tax Band - B
- Freehold







A three bedroom semi- detached property within walking distance to the historic market town of Ashby-de-la-Zouch. Offering a bright and welcoming open-plan living space, combining the kitchen, dining, and living areas into one.

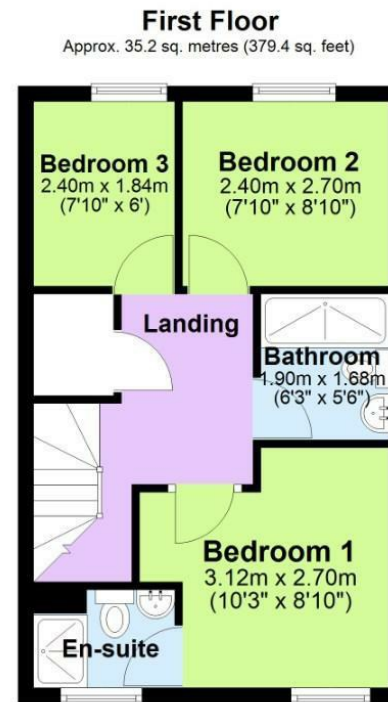
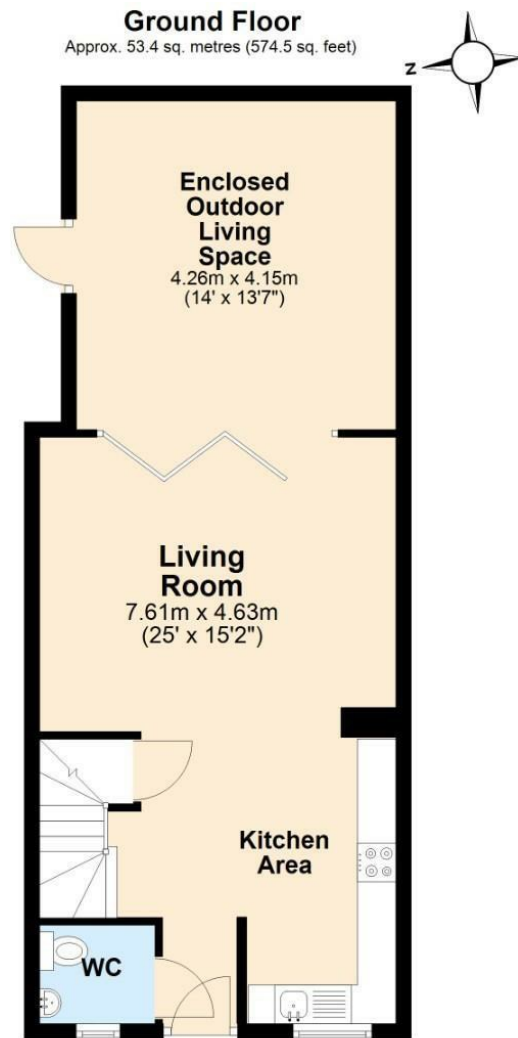
Entering into the property there is a convenient downstairs WC, opening into the kitchen area with a range. The kitchen is fitted with integrated appliances, including a fridge-freezer, dishwasher, washing machine, gas hob, and oven. The kitchen opens into a spacious living room with full-width aluminum bi-fold doors filling the room with natural light and open onto an enclosed outdoor living area, finished with a mix of decking and wooden cladding. A door opens into the garden area.

Upstairs, there are three bedrooms, with the principal bedroom enjoying the benefit of an en-suite shower room. The family bathroom features a shower over bath.

Externally, the property features excellent side access laid with porcelain slab tiles, leading to a well-maintained lawn of generous size. To the front, there is off-road parking for two vehicles.

This property is well placed for local amenities with supermarkets nearby and excellent schools. Strong transport links include bus routes to Burton, Leicester, and East Midlands Airport, easy access to the M42 and M1, and Burton-upon-Trent train station just 8 miles away.

\*Annual Management Fee Applies\*



Total area: approx. 88.6 sq. metres (953.9 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

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