

123 Spring Avenue |LE65 2RL|Guide Price £250,000 ROYSTON & LUND

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- Open Plan Kitchen/Diner with French Doors to the Rear Garden
- Bathroom with Separate Shower and Bath
- Patio Garden with an Area
 Off-Road Parking for Two of Lawn
- EPC Rating B

- Three Bedroom Semi-Detached
- Spacious Living Room
- Ground Floor WC
- Vehicles
- Council Tax Band C // Freehold

















This three-bedroom semi-detached home in the sought after development of Ashby Gardens would be perfect for first time buyers. Walking distance to Ashby town centre, doctors surgery, a local supermarket and The Beeches public house.

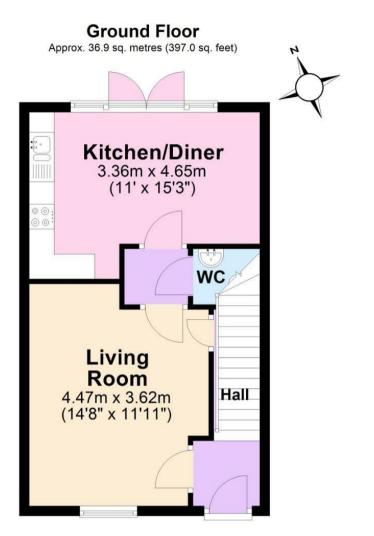
Entering the property into a hallway through a brick-arched doorway with stairs to the first floor. To the left a door leads into the spacious living room with an under stairs storage cupboard. A door to an inner lobby where there is a convenient downstairs WC and a further door to the open-plan kitchen diner, complete with a gas hob and oven, featuring French doors that flood the space with natural light giving access to the rear garden.

Upstairs, two bedrooms are positioned to the front with the principal bedroom to the rear, and the family bathroom offers both a separate bath and shower.

Outside, the rear garden combines patio paving, lawn, and planting, and to the front there is off-road parking for two vehicles.

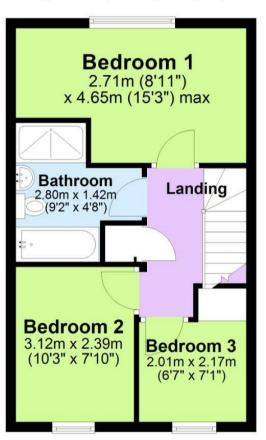
Ashby town centre offers shops, cafés, and services, while leisure options include the Bath Grounds and Willesley Park Golf Course.

The property also benefits from strong road connections, with easy access to the A42, A511, and M42, providing convenient routes to Leicester, Birmingham, Derby, and Nottingham.



First Floor

Approx. 36.9 sq. metres (397.0 sq. feet)



Total area: approx. 73.8 sq. metres (794.0 sq. feet)



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EPC

