



16 Goose Pen Lane

| LE65 2WE | Offers In The Region Of £270,000

ROYSTON
& LUND

- Offers in the Region of £270,000
- Kitchen with Integrated Kitchen Appliances and Patio Doors tot he West Facing Garden
- Downstairs WC
- Off Street Parking for Two Cars
- Council Tax Band - B
- Three Bedroom Semi Detached Home
- Ensuite to Principle Bedroom & Family Bathroom
- Close to National Forest Walks
- EPC Rating - B
- Freehold





Royston and Lund are delighted to bring to the market this beautifully presented three bedroom semi detached house in Ashby de la Zouch. Within walking distance to local amenities, including Market Street with its cafes, restaurants and shops. The property is also in catchment for highly sought after schools in Ashby.

Ground floor accommodation consists of a generous size living room with front facing window letting in lots of natural light. Continuing through the ground floor you come into the ample size kitchen/dining room which has a range of integrated appliances such as oven, hob and extractor fan, as well as the fridge and freezer. The kitchen area has the convenience of French opening doors leading to the rear garden. Ground floor accommodation also boasts of a downstairs WC.

To the first floor there are three bedrooms, two of them are doubles, the principle bedroom has an ensuite shower room. There is also a three piece family bathroom

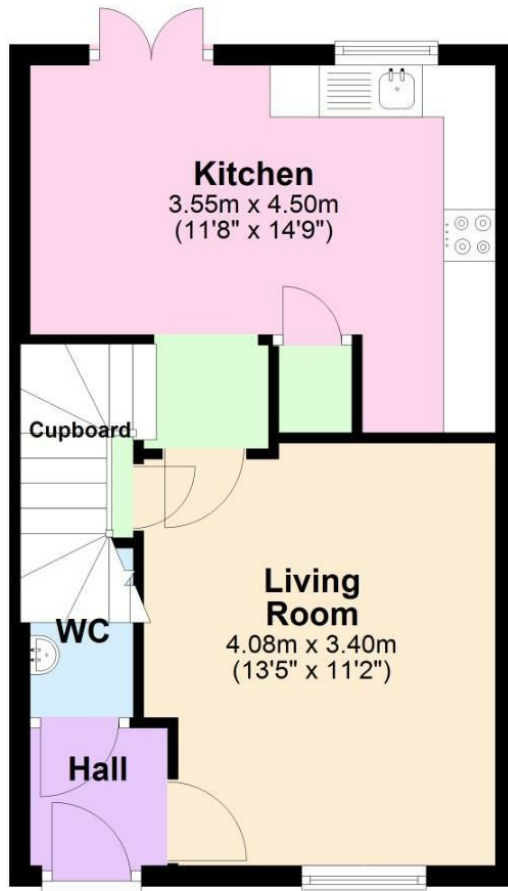
Facing the property there is a lawned area and a pathway leading to the front door. There is also the benefit of a driveway to the side aspect with space for two vehicles. To the rear there is an immaculately kept south east garden which starts with a patio area that steps up onto the lawn containing wooden planters. There is a lovely wooden decking to the back of the garden perfect for the summer months. This is all privatised by fenced borders.

****Please note a service charge may apply, please confirm with solicitors ****



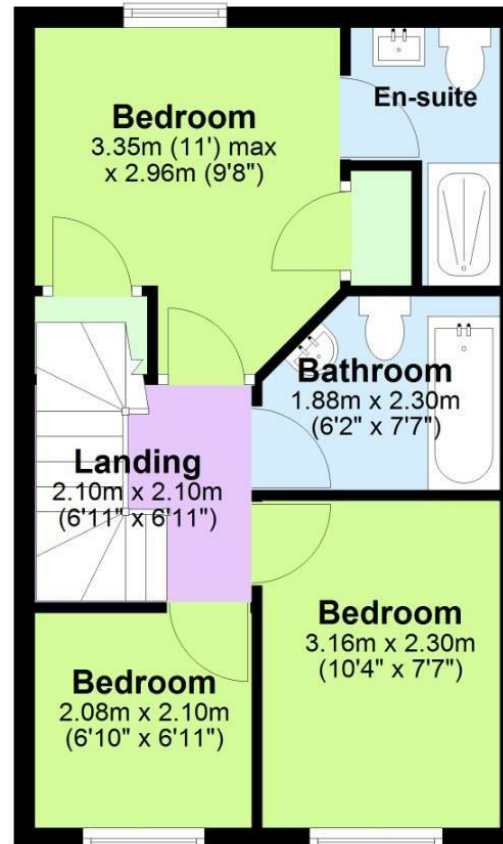
Ground Floor

Approx. 34.8 sq. metres (374.6 sq. feet)



First Floor

Approx. 34.8 sq. metres (374.6 sq. feet)



Total area: approx. 69.6 sq. metres (749.3 sq. feet)



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	84	
(69-80) C		
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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**ROYSTON
& LUND**