



82 School Lane

| LE65 2RJ | Guide Price £350,000 to £365,000

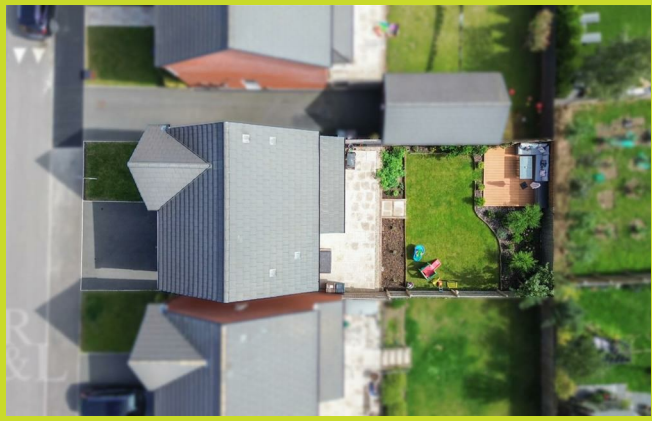
ROYSTON  
& LUND



- Offers in the Region of £360,000
- Integrated Kitchen/Diner
- Separate Bath & Shower Bathroom
- Ground Floor WC
- Attached Garage
- Three Bedroom Detached
- Main Bedroom En-suite Bathroom
- Utility
- Well-Maintained Garden with Stone Paving, Turf, and Decking
- Council Tax Band - D / Freehold/ EPC Rating - B







Offers in the Region of £360,000

Royston & Lund are delighted to present this beautifully presented three-bedroom detached home, offering modern, practical living in a thoughtfully designed layout perfect for families or couples alike.

As you enter through the front door, you're greeted with a sense of space and flow. To the left, you'll find an airy and bright living room. This leads seamlessly through to the kitchen diner, which features integrated units and plenty of space for cooking and dining. French doors at the rear let in plenty of natural light and open directly onto the garden. This area features a combination of slab and turf featuring shrub borders and a decking area.

Just off the kitchen is a useful utility room, providing space for laundry and additional storage, as well as access to a convenient downstairs WC.

To the right of the entrance hallway, there's internal access to the connected garage, offering both security and practicality, along with further potential for storage or future conversion. There is also off-road parking at the front of the property.

Upstairs, there are three well-proportioned bedrooms. The main bedroom includes built-in wardrobe space and benefits from its own en-suite shower room, creating a private retreat. The other two bedrooms share a modern family bathroom, making this floor perfect for families or visiting guests.

82 School Lane is close to Ashby-de-la-Zouch town centre, with shops, cafés, pubs, and supermarkets nearby. There are good local schools, including Ashby School and several primary schools. The area has great leisure options like Hood Park Leisure Centre, Bath Grounds, and nearby nature trails. The town also has regular markets and events, giving it a friendly and lively feel.

\*There is an Annual Estate Charge\*



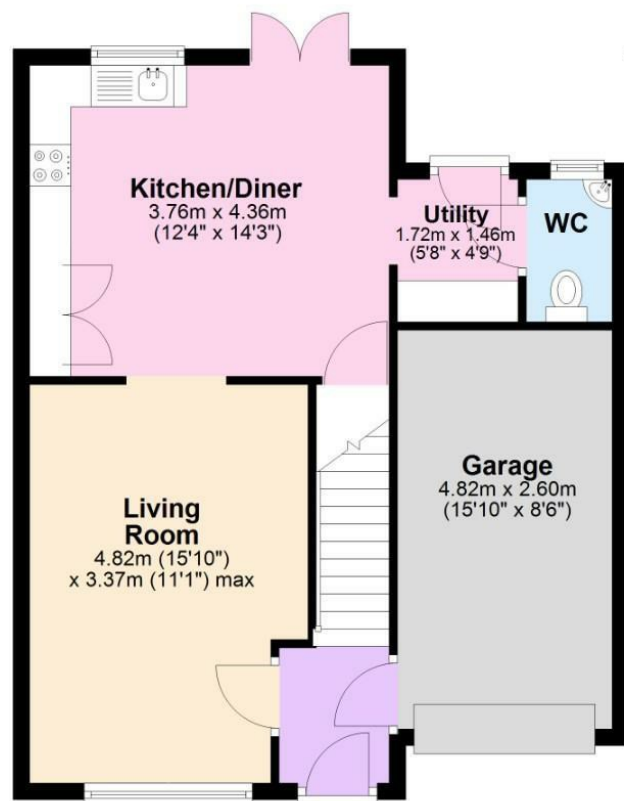


EPC

| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A                                                     |         | 93        |
| (81-91) B                                                       | 82      |           |
| (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 <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 |         |           |
| England & Wales EU Directive 2002/91/EC                         |         |           |

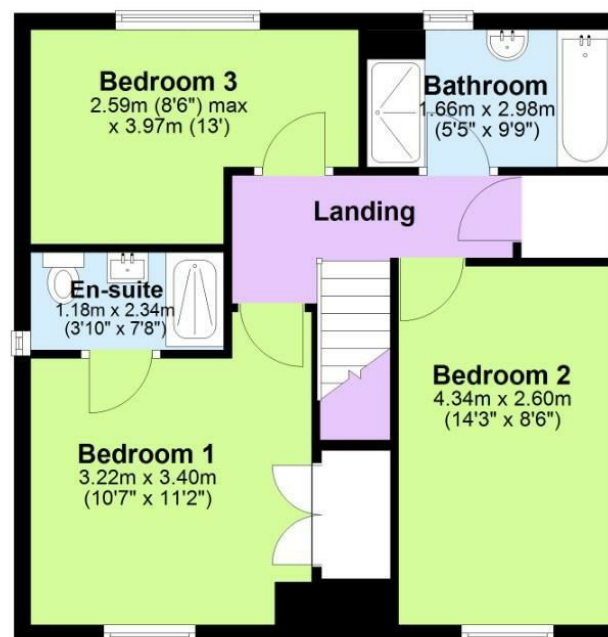
## Ground Floor

Approx. 55.7 sq. metres (600.1 sq. feet)



## First Floor

Approx. 50.8 sq. metres (546.6 sq. feet)



Total area: approx. 106.5 sq. metres (1146.7 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.

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