



6 Kirkland Close

| LE65 2FT | Guide Price £220,000 - £230,000

ROYSTON
& LUND

- Guide Price £220,000 - £230,000
- Generous Lounge Area
- Modern & Integrated Kitchen
- Recently Refurbished
- Shared Private Courtyard
- Two Bedroom End of Terrace
- Spiral Staircase
- High Ceilings Throughout
- In the Heart of Ashby-de-la-Zouch
- Council Tax Band - B / Freehold/ EPC Rating - D





Guide Price £220,000 - £230,000

Nestled in the charming market town of Ashby-de-la-Zouch, this recently refurbished two-bedroom end-of-terrace home combines characterful features with modern living in a highly sought-after location.

To the front of the property, you'll find a well-kept private courtyard with one designated car park space.

As you step inside, you're immediately welcomed by a generous, airy lounge with high ceilings, creating a bright and inviting space perfect for both relaxing and entertaining. The open feel continues as your eye is drawn toward the sleek, modern integrated kitchen, thoughtfully designed to make the most of the space without compromising on style or function.

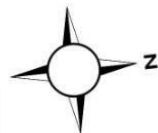
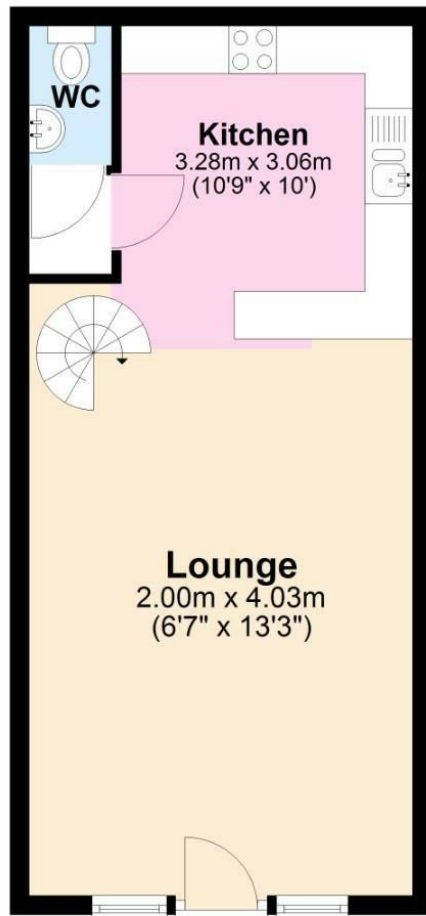
A unique feature of this home is the spiral staircase, a striking centrepiece that enhances the sense of flow and leads to the upper level. Conveniently, the property also benefits from a downstairs WC.

Upstairs, you'll find two well-sized bedrooms. The high ceilings continue upstairs, maintaining the sense of space and airiness throughout; with a further modern design bathroom.



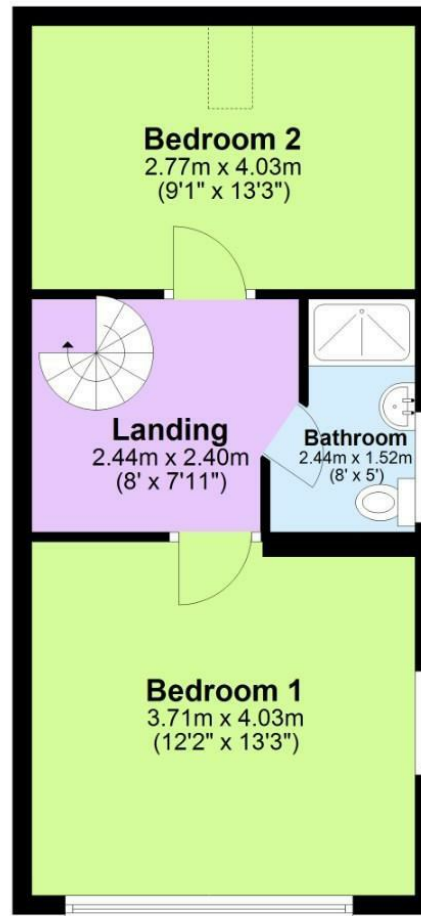
Ground Floor

Approx. 36.7 sq. metres (395.2 sq. feet)



First Floor

Approx. 36.7 sq. metres (395.2 sq. feet)



Total area: approx. 73.4 sq. metres (790.3 sq. feet)



EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) 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

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.

**ROYSTON
& LUND**