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6 Isaac Grove

| LE65 2AQ | Guide Price £300,000

ROYSTON  
& LUND

- Guide Price £300,000 to £315,000
- Spacious Living/Dining Room with Patio Doors & Windows
- Principle Bedroom with Extensive Built in Storage & En-Suite with Shower
- Garage and Off-Road Parking for One Vehicle
- Council Tax C // EPC C
- Three Bedroom Three Storey Semi Detached Home
- First Floor Bathroom & Ground Floor WC
- South Facing Lawned Garden with Elevated Decking Area
- Close to Numerous Amenities
- Freehold





Guide Price £300,000 to £315,000

Royston and Lund are delighted to present this beautifully appointed three-bedroom, three-storey home, ideally situated at the end of a quiet cul-de-sac within walking distance of the market town of Ashby-de-la-Zouch. Offered in turnkey condition and occupying a larger-than-average plot, the property also benefits from a private, south-facing garden.

Upon entering, a welcoming hallway leads to a modern kitchen, fitted with a range of wall and base units, a built-in oven and hob, integrated dishwasher, and space for additional appliances. To the rear, a stunning lounge/diner provides an ideal space for both relaxing and entertaining, with double patio doors opening onto the garden and allowing for plenty of natural light.

The first floor offers two bedrooms: a generous double with dual-aspect windows overlooking the garden, and a well-proportioned single room. These are served by a contemporary family bathroom.

The second floor is dedicated to the impressive principal suite, featuring roof windows, extensive built-in storage, and a modern en suite shower room.

Externally, the south-facing garden is larger than average for the development and has been thoughtfully landscaped, offering a combination of decking and lawn—perfect for outdoor entertaining and relaxation. The garden is private and well-positioned to enjoy sunlight throughout the day. The property also benefits from a single garage and off-street parking for one vehicle.

The development itself offers an abundance of open green space, ideal for walking, and is conveniently located for access to Ashby-de-la-Zouch town centre as well as excellent road links.

For More Information: [https://reports.sprift.com/property-report/?access\\_report\\_id=5164950](https://reports.sprift.com/property-report/?access_report_id=5164950)

\*Management may apply\*





### 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>		79	83
(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	

#### Ground Floor

Approx. 53.3 sq. metres (573.8 sq. feet)



#### First Floor

Approx. 33.8 sq. metres (363.4 sq. feet)



#### Second Floor

Approx. 24.5 sq. metres (263.7 sq. feet)



Total area: approx. 111.6 sq. metres (1200.8 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.

**ROYSTON & LUND**