



20 Pottery Lane

| LE65 1SN | Offers In The Region Of £425,000

ROYSTON
& LUND

- Offers in the Region of £425,000
- Four Double Bedrooms
- Study + Downstairs WC
- Bathroom + En-suite
- EPC Rating C - Freehold
- Detached Family Home Close to National Forest Walks
- Two Reception Rooms
- Long Driveway + Single Detached Garage
- Westerly Facing Landscaped Garden
- Council Tax Band E





Situated in the village of Lount this four bedroom detached family home sits on a small modern development towards the end of a cul de sac and has off street parking for up to 3 vehicles, as well as a single detached garage to the rear. Lount is well positioned for easy access to Ashby de la Zouch and catchment for the Ashby Schools

Entering into the hallway that benefits from built in storage and a downstairs WC, there is access into the kitchen diner, both reception rooms and the study. The kitchen area has a range of fully integrated appliances including a double oven, hob, extractor fan, dishwasher and a separate utility room that has space for a washer and a dryer.

To the first floor there are four double bedrooms and a three piece bathroom consisting of a bath with shower overhead, WC and wash basin. The main bedroom benefits from an en-suite shower room and built in wardrobes, while bedroom two also has built in wardrobes.

At the rear of the property there is a westerly facing landscaped garden with a patio area, lawn, raised beds and fenced boundaries.

There is a detached single garage and driveway offering parking for 3 cars.

A quarterly management fee applies to this development





EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	86
(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 (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 firms employment has the authority to make or give any representation or warranty in respect of the property.

ROYSTON
& LUND