



R
&L

18 Highfields Close

| LE65 2FN | Guide Price £500,000

ROYSTON
& LUND

- Guide Price £500,000 to £515,000
- Open Kitchen with Island, Velux & Bi Fold Doors
- Lounge with Feature Fireplace and Bay window
- Attached Garage & Driveway
- EPC Rating - C, Freehold
- Four Bedroom Semi-Detached Family Home
- Decorated and Presented to a High Standard
- Utility and Downstairs WC
- Beautiful Landscaped Garden With Summer House
- Council Tax Rating - C





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Royston and Lund are delighted to bring to the market this extended four bedroom family home on a highly sought after location in Ashby de la Zouch. This lovely home offers ample space for a growing family and has been finished and decorated to a high standard throughout.

Entering the property into the hallway the lounge is to the left with a wonderful bay window to the front giving a light and airy but cozy feel. Double glass doors lead into the kitchen/diner that has been extended with bi-fold doors to the garden with Velux roof windows that flood the kitchen with light. The modern shaker style kitchen has a wide range of wall and floor units with a large central island. The built in appliances include a dishwasher, fridge, freezer and extractor fan. There is room for a good sized dining table and a seating area/snug just off the kitchen. Off the kitchen is a good sized utility room with a convenient WC.

The first floor continues to impress with four good sized bedrooms all presented to a high standard. The principle bedroom with built in wardrobes and a bay window to the front. There is built in storage in bedroom two with lovely views over the garden. There are two further bedrooms to the front, A four piece family bathroom completes.

Outside there a beautifully landscaped garden, with patio area perfect for entertaining and enjoying the garden A summer house has electricity and is positioned at the top of the garden perfect location for enjoying a sunny evening.

the garage is attached to the property and the driveway has ample space for multiple cars.

A viewing of this property is highly recommended to appreciate what this lovely family home offers.





EPC

Energy Efficiency Rating

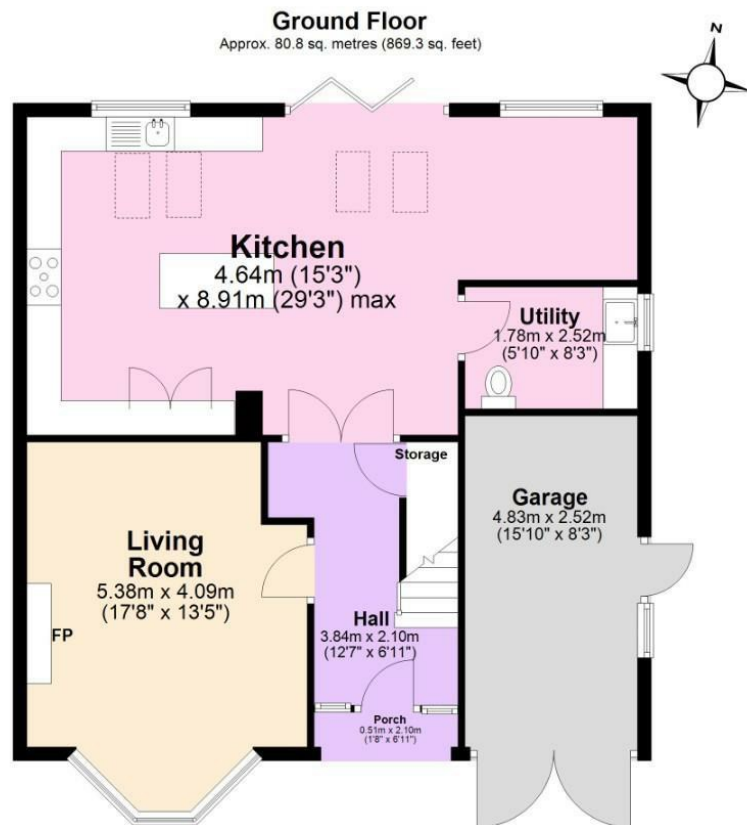
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	75	84

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



Total area: approx. 136.1 sq. metres (1465.1 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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& LUND**