



68 Bishop Hall Road

| LE65 2UR | Guide Price £310,000

ROYSTON
& LUND

- Guide Price £310,000 to £315,000
- Principal bedroom occupying the top floor
- Separate Lounge
- Walking distance to Ashby Town Centre
- Council Tax Band C
- Three Double Bedroom Home
- Kitchen/Diner
- Landscaped Garden
- Parking for up to 3 cars
- Freehold - EPC Rating B





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This delightful semi detached home with three bedrooms is set over three floor with the popular lay out having the principle suite on the top floor with stylish dressing room with stylish fitted wardrobes and storage and ensuite bathroom.

The home sits with a good frontage and pathway leading to the entrance door. On entering the home you are greeted with a light and airy hallway with a ground floor cloakroom off and doors to lounge and kitchen, which lies to the front elevation with a good range of fitted base and wall units and this space also offers room for dining.

To the rear elevation sits the spacious living room with French doors leading to the rear garden which has been tastefully designed with a superb oval seating area looking down towards the rear of the home.

To the first floor you have two double bedrooms and a family bathroom, a further door leads to a large landing area ideal as a reading nook or bju office space. On the top floor it has the wonderful principal suite, with views across the countryside. To the side lies a good sized driveway providing parallel parking for 2 cars and the option to park a 3rd car between the grass verges, and also has a separate side door from the rear garden.

There is an Annual Estate Charge



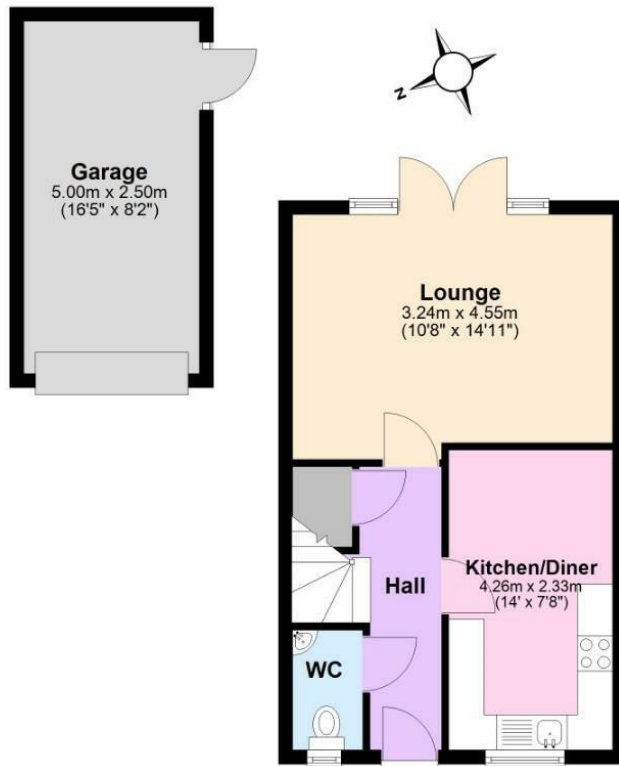


EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	85	
(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 ₂) 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		

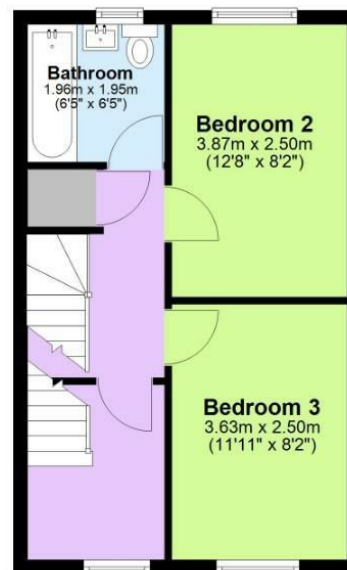
Ground Floor

Approx. 47.0 sq. metres (506.0 sq. feet)



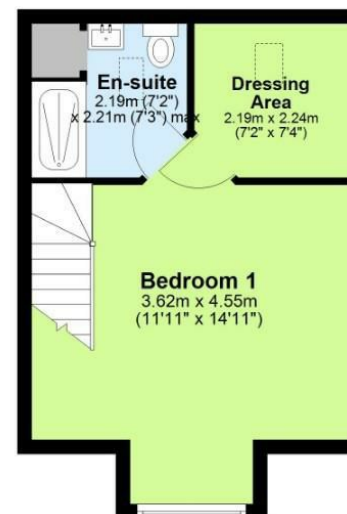
First Floor

Approx. 34.6 sq. metres (372.2 sq. feet)



Second Floor

Approx. 28.5 sq. metres (306.5 sq. feet)



Total area: approx. 110.1 sq. metres (1184.7 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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