



29 Avenue Road

| LE65 2FA | Guide Price £270,000

ROYSTON  
& LUND



- Guide Price £270,000 - £280,000
- No Upward Chain
- Three Storey Home
- Four Piece Family Bathroom
- Garden Office
- Two Reception Rooms
- Rear Garden
- EPC-D
- Council Band B
- Freehold







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**\*\*NO UPWARD CHAIN\*\***

Royston & Lund are delighted to present this beautiful three-storey, two bedroom home in the highly sought-after market town of Ashby De La Zouch. Situated close to a fantastic range of amenities, including cafés, shops, restaurants, well-regarded schools, and excellent commuter links via the A42 to Nottingham, Leicester, and Birmingham.

Upon entry, you are welcomed into a bright and spacious lounge, featuring a stunning bay window. This leads through to a separate dining area and a well-appointed kitchen, complete with double doors opening onto the rear garden.

The first floor offers two well-proportioned bedrooms and a modern family bathroom, while the top floor is dedicated entirely to the loft conversion being used as the primary bedroom, providing a spacious and private retreat.

Externally, the property boasts a beautifully extended, low-maintenance rear garden, offering a serene outdoor retreat. A key feature is the separate garden office—perfect for remote work, creative projects, or a quiet escape from the main house.

This charming home is ideal for families, professionals, or investors alike. Early viewing is highly recommended!





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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.



## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</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
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		
	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>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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