



16 Brick Kiln Lane

| LE65 2WH | Offers In The Region Of £280,000

ROYSTON
& LUND

- Offers in the Region of £280,000
- Three Bedroom Semi-Detached
- Modern Fitted Kitchen with Integrated
- Family Bathroom and Ground Floor WC
- EPC Rating - B
- South Facing Garden
- Good Sized Living Room
- Conservatory with Underfloor Heating
- Freehold
- Council Tax Band - C





Offers in the Region of £280,000

A well-presented three-bedroom modern semi-detached home offering comfortable living in a modern and practical layout located within walking distance of the market town of Ashby-de-la-Zouch.

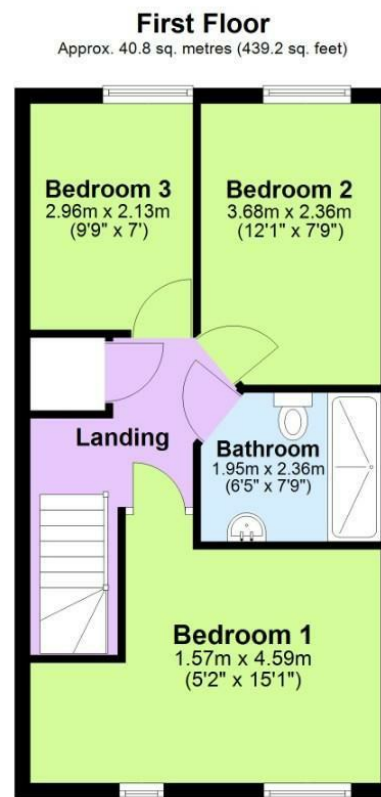
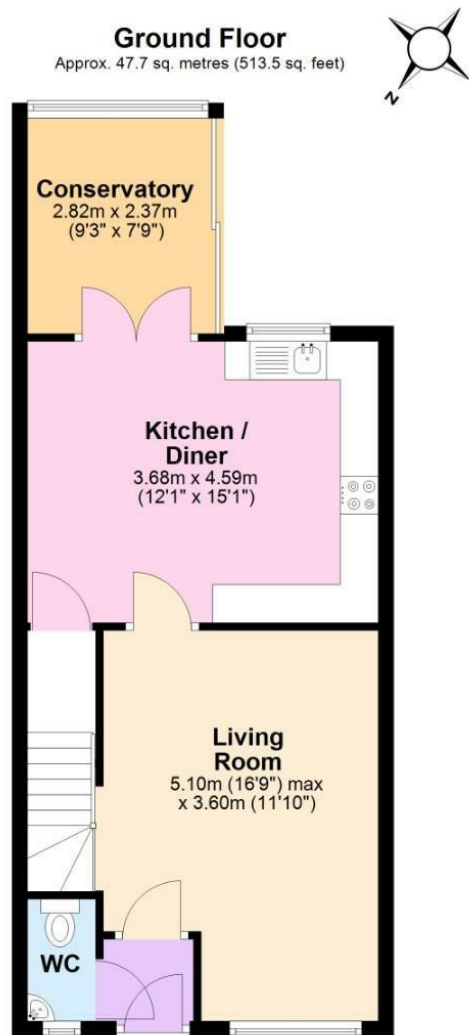
Step through the entrance hallway into a bright and spacious living room. Through to the kitchen/diner with a range of modern wall and floor units with a range of integrated appliances. Double doors lead you into the conservatory with underfloor heating; in turn opening through patio doors to the south facing garden. There is also a convenient ground floor WC.

On the first floor, there are three good bedrooms, the main double bedroom has dual aspect windows to the front, all served by a modern family bathroom.

To the front of the property, there is a double parking space, providing convenient off-road parking.

Locally, there are shops, supermarkets, cafés, and restaurants just a short walk or drive away. Local schools are well-rated, making it a good area for families. The town also has parks, open green spaces, and places to walk, including Ashby Castle and the Bath Grounds.





Total area: approx. 88.5 sq. metres (952.6 sq. feet)



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	84	
(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		

**ROYSTON
& LUND**

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.