



103 Burton Road

| LE65 2LG | Asking Price £325,000

ROYSTON
& LUND

- Asking Price £325,000
- Open-Plan Living Room
- Bay Windows
- Generous Driveway and Garden Space
- Council Tax Band - C
- Three Bedroom Semi-Detached
- Open-Plan Dining Area with Velux
- Ground Floor WC
- EPC Rating - D
- Freehold





Royston & Lund are delighted to present this three-bedroom semi-detached property.

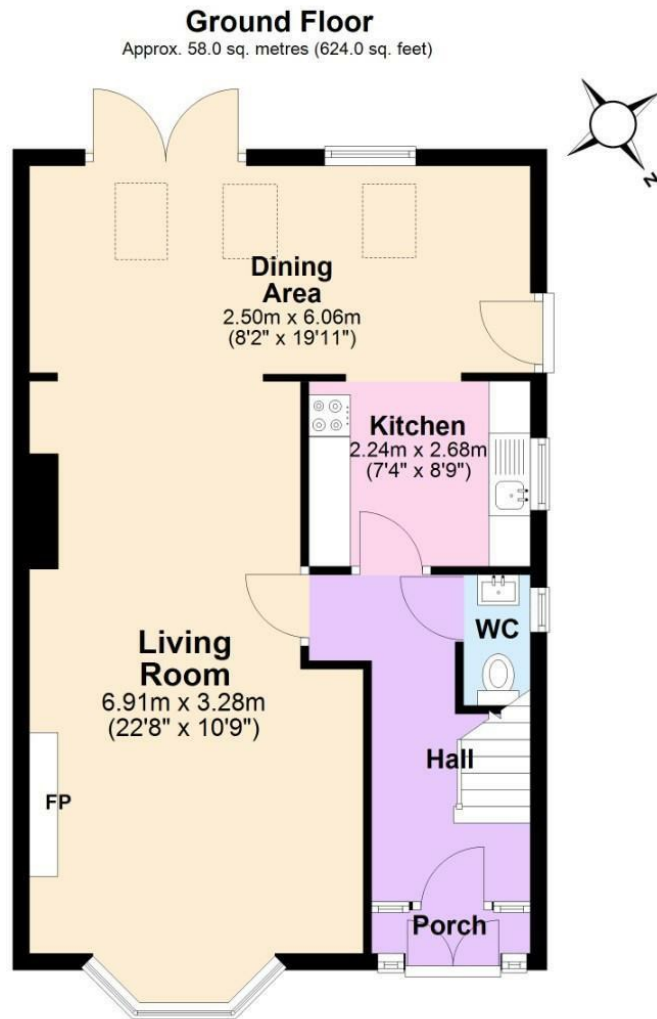
As you enter through the porch, featuring stained glass, you're welcomed into a central hallway. To the left, a generously sized living room boasts a bay window and a feature fireplace. This space flows seamlessly into the open-plan dining area, which is enhanced by French doors and three Velux windows, filling the room with natural light. The adjoining kitchenette is well-connected and comes equipped with a gas cooker. A convenient WC is also located off the hallway.

Upstairs, there are three well-proportioned bedrooms, including one with its own bay window. The family bathroom is fitted with built-in cabinetry and features a bath and shower hybrid.

Outside, the front of the property is framed by a low sandstone wall and mature trees, with a wide gravel driveway offering ample parking. There are outbuildings including a garage and shed for storage and further driveway space extending along the side of the house. To the rear, a private patio leads onto a neat lawn, bordered by further trees, hedging, and fencing.

This property is in a well-connected residential area close to the town centre. Shops, supermarkets, pubs, and restaurants are all nearby, with Tesco and Aldi just a short drive away. Schools such as Ivanhoe and Ashby School are within easy reach.. For leisure, Hood Park, Ashby Castle, and the Bath Grounds offer green space and activities. The location also benefits from strong transport links via the A511 and A42, with East Midlands Airport about 20 minutes away.





Total area: approx. 100.4 sq. metres (1080.4 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.



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	59	
(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		

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