



R
&L

10 Trinity Court

| LE65 2LY | Offers In The Region Of £230,000

ROYSTON
& LUND

- Guide Price £230,000 - £240,000
- No Upward Chain
- Kitchen with Appliances Included in Sale
- South-Facing Garden
- Integrated Wardrobes
- Three Bedroom Semi-Detached
- Ample Size Living Room
- Conservatory
- Shower Room
- EPC Rating - C / Council Tax Band - B / Freehold





This well presented three-bedroom detached home is set at the end of a peaceful cul-de-sac and enjoys the benefit of a south-facing garden.

Upon entering through the property's entrance hall, you are welcomed into a well-proportioned living room featuring exposed wooden beams, a fireplace that serves as an inviting focal point, and a bright bay window that fills the space with natural light.

Continuing toward the rear, the kitchen offers an excellent range of wooden cabinetry and ample worktop space, complete with an integrated four-ring gas hob and oven. Included in this sale is also the dishwasher, washing machine, integrated fridge and freezer.

Adjoining the kitchen is a light and airy conservatory, providing an ideal additional living area with double doors opening directly into the private south-facing garden. The garden itself includes a slatted patio for outdoor dining, a neatly maintained lawn, and an attractive selection of surrounding plants that add colour and depth throughout the seasons.

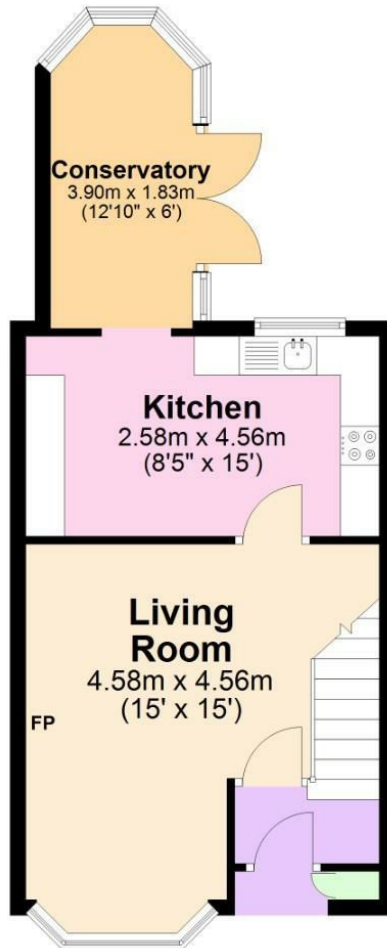
Upstairs, you will find two double bedrooms, both featuring integrated wardrobes, along with a well-sized single bedroom. A modern shower room completes the first floor.

To the front, mature planting mirrors the garden's rear design, all set against a high boundary wall that enhances both privacy and character. This property offers a welcoming layout, thoughtful features, providing a tranquil setting in Ashby-De-La-Zouch.

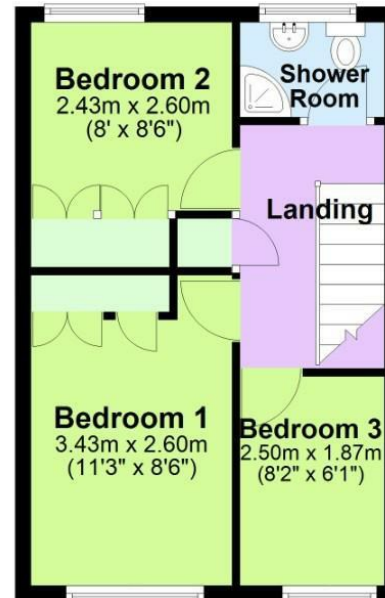
This property is conveniently placed for everyday amenities while enjoying a quiet residential setting. The property sits close to well-regarded schools, including Ashby-de-la-Zouch Church of England Primary School, Ashby Hill Top Primary School, Ivanhoe School and Ashby School, making it ideal for families. Ashby's town centre is only a short distance away, offering shops, cafés, supermarkets and essential services. Local leisure facilities, green spaces and the town's historic character add to the appeal.



Ground Floor
Approx. 40.4 sq. metres (434.8 sq. feet)



First Floor
Approx. 33.1 sq. metres (356.1 sq. feet)



Total area: approx. 73.5 sq. metres (790.9 sq. feet)



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	79
(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		

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.

**ROYSTON
& LUND**