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47 Willowbrook Close

| LE65 1JX | Guide Price £250,000

ROYSTON  
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- Guide Price £250,000 - £255,000
- Separate Living Room
- Loft Room
- Walking Distance to Ashby Town Centre
- Council Tax B
- Three Bedroom Semi Detached Home
- Kitchen/Diner with Separate Utility Room
- Single Garage
- EPC E
- Freehold





Guide Price £250,000 - £255,000

A well presented three-bedroom detached home, offering generous living space and practical features throughout, perfect for families or those looking for room to grow.

As you step through the front door, you're greeted by a thoughtfully laid-out ground floor. To the right, an good sized living room with fireplace. The kitchen-diner at the rear of the property looks over the rear garden and is fitted with a range of wall and base units; a bay window creates a bright and social space. A convenient utility room of the kitchen with door to the garden, completes the ground floor.

Upstairs, you'll find three well-proportioned bedrooms, A modern family bathroom completes the first-floor layout, catering to all household needs. On the second floor the loft can be used as an additional room and benefits from a window and internal lighting.

The single garage is attached to the property which can also be accessed from the utility room. To the front of the property, there's off-road parking for 2 or more vehicles. The rear garden is mainly laid to lawn with a patio area and well stocked borders.

Willowbrook Close sits in a quiet spot just a short walk from Ashby-de-la-Zouch town centre, with shops, schools, parks, and healthcare all nearby. Families benefit from excellent local schools, and commuters enjoy easy access to the A42, East Midlands Airport, and rail links. With leisure centres, golf, and historic Ashby Castle close by, it's a well-connected home in a vibrant, characterful town.

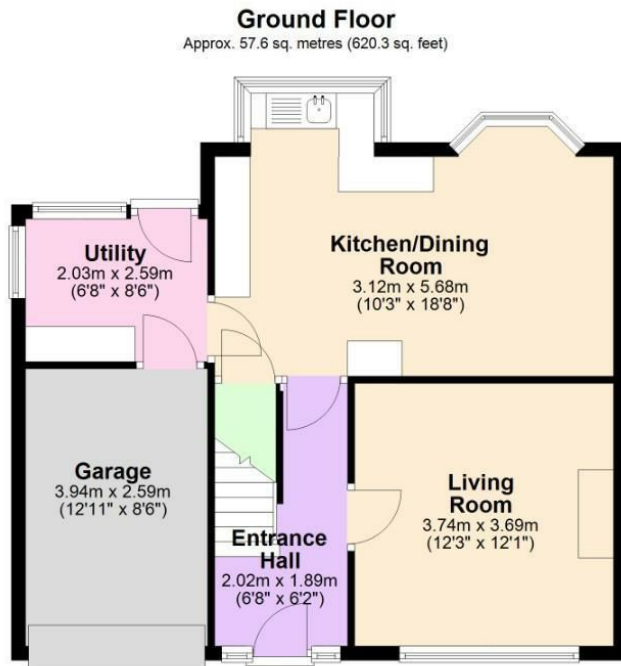
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### EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>77</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>51</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		
Environmental Impact (CO <sub>2</sub> ) Rating		
	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>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		



Total area: approx. 113.3 sq. metres (1219.2 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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