



14 Trinity Court

| LE65 2LY | Guide Price £250,000

ROYSTON
& LUND

- Guide Price £250,000 to £260,000 - SOLD WITH NO UPWARD CHAIN
- Lounge with Bay Window, Feature Beams and Fireplace
- Sitting Room with Velux Windows and Patio Doors to the Rear Garden
- Walking Distance To Ashby Town Centre
- Council Tax Band - B
- Three Bedroom Semi-Detached Home
- Large Open Plan Kitchen/Diner
- Quiet Location backing onto an Area of Woodland
- Garage and Driveway
- Freehold, EPC - C





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Royston & Lund are delighted to bring to the market this three bedroom semi detached home situated in a quiet cul-de-sac in the Market Town of Ashby de la Zouch. Presented in lovely condition the rear garden looks out over an wooded area.

On entering the property through an enclosed hallway there are stairs to the first floor. A door opens into a large lounge with a bay window to the front. The lounge has feature beams and fireplace. A door leads into a large open plans kitchen/diner. The kitchen benefits from built in appliances including an oven, hob and extractor, fridge and freezer. A welcoming area with feature lighting under the wall units; the kitchen opens into a large sitting room with Velux windows and double glazed patio doors to the rear garden. A further door gives access to a utility room and separate WC.

On the first floor there are two double bedrooms with built in wardrobes, there is a further bedroom and a family three piece shower room.

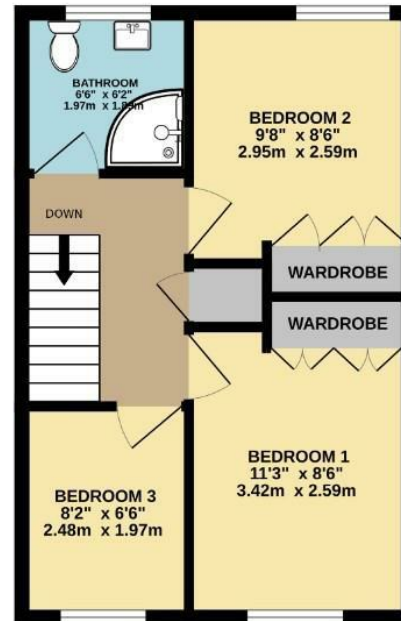
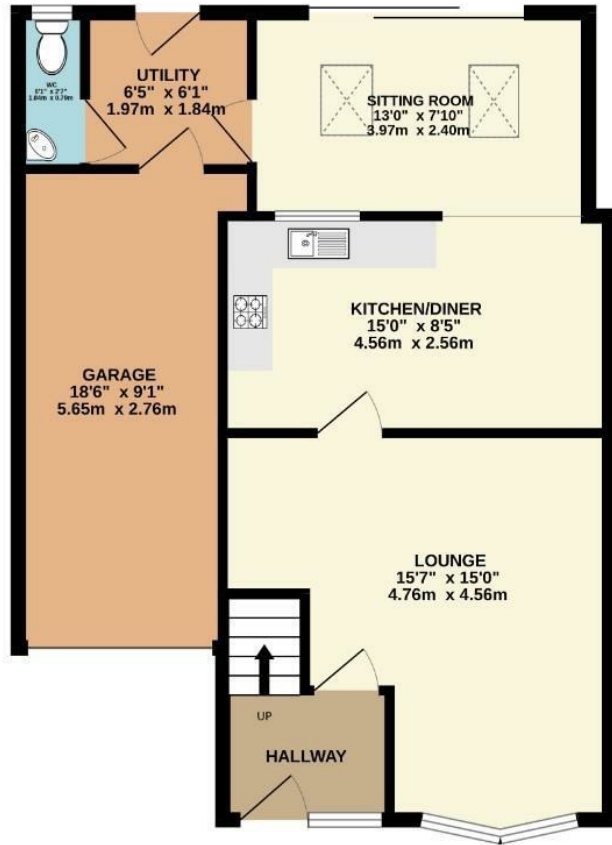
The rear garden is west facing and borders an area of woodland. there is also an attached single garage that can also be accessed from the garden. There is a driveway allowing parking for up to two cars.

Ashby-de-la-Zouch has a wealth of amenities, being just a 5 minute to Market Street where there are a selection of bars, cafes and shops. Viewing is highly recommended.



GROUND FLOOR
658 sq.ft. (61.1 sq.m.) approx.

1ST FLOOR
350 sq.ft. (32.5 sq.m.) approx.



TOTAL FLOOR AREA: 1007 sq.ft. (93.6 sq.m.) approx.

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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EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	72	
(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 (CO₂) 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		

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