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10 Templar Road

| LE65 2AD | Guide Price £325,000

ROYSTON  
& LUND



- Guide Price £325,000
- Three Bedroom Detached
- Fitted Wardrobes and En-suite
- Integrated Kitchen Appliances
- Ground Floor WC
- Great Privacy in Garden
- Detached Garage and Driveway
- EPC Rating - C
- Council Tax Band - D
- Freehold







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At the heart of the property is a well-designed kitchen diner, fitted with integrated appliances including a gas hob, ovens, and a fridge-freezer. French doors open directly onto the rear garden, while a connecting utility room with side access leads conveniently to the driveway. The living room is generously proportioned, offering a cosy retreat, and a ground-floor WC is located just off this space.

Upstairs, there are three well-sized bedrooms. The principal bedroom is enhanced by fitted mirrored wardrobes and benefits from its own en-suite shower room. The remaining bedrooms are served by a family bathroom with a shower over the bath.

The rear garden is both private and inviting, featuring a combination of paving, lawn, and well-kept planting, with two separate slabbed areas.

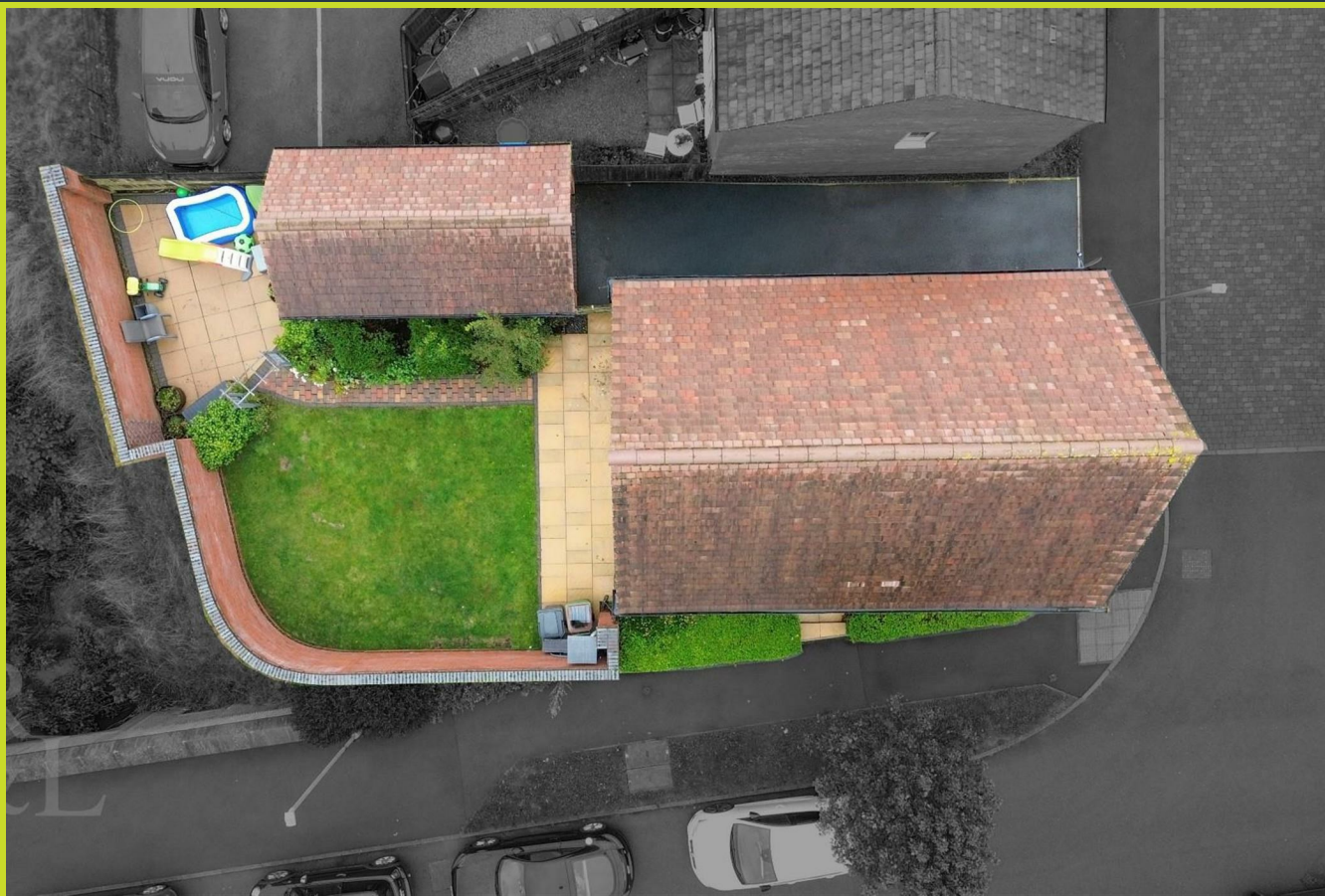
High brick walls form the boundary, adding to the sense of seclusion. A detached garage further enhances privacy, and off-street parking is available for up to two vehicles.

Practical additions include CCTV cameras to the front and rear, along with Google Nest smart thermostats, providing both security and energy efficiency.

**\*\*Maintenance Charge £32.06 PCM**

This property is well placed for families, with primary and secondary schools all within a mile. Everyday amenities include a Co-op supermarket about 0.8 miles away, a nearby newsagents, and local GP services. The town centre offers cafés, restaurants, shops, and leisure facilities, while green spaces like the Bath Grounds and nearby nature walks are easily reached.

Road connections are strong, with quick access to the A42 and A511 linking to Leicester, Birmingham, and the wider Midlands.





## EPC

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	80
(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<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		

England & Wales EU Directive 2002/91/EC



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