



10 Eton Close

| LE65 2SY | Guide Price £240,000 to £250,000

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- Guide Price £240,000 to £250,000
- Kitchen - Induction Hob
- Fitted Wardrobes
- Attached Garage & Off-Road Parking
- Council Tax Band - B
- Three Bedroom Semi-Detached
- Living Room - French Doors
- Ground Floor WC
- EPC Rating - E
- Freehold







This well-presented three-bedroom semi-detached property offers modern living in a convenient and family-friendly setting. Upon entering, you're welcomed by a hallway that leads to a stylish kitchen on the right, featuring neutral cabinetry, an induction hob, and a clean, contemporary finish. Straight ahead is the bright and spacious living room, where the window and French doors flood the space with natural light and open out to a well-maintained rear garden.. A downstairs WC adds further practicality on the ground floor.

Upstairs, there are three comfortable bedrooms, including one with fitted wardrobes, offering useful storage. The family bathroom is finished to a high standard and includes a shower-bath combination. To the front of the property, there's off-road parking and an attached garage, which can be accessed from both the front and rear, providing added convenience and storage options.

10 Eton Close is well located in Ashby-de-la-Zouch, with excellent access to local schools, including Ashby School and Ivanhoe College. The town centre is nearby, offering a range of shops, supermarkets, cafés, and leisure facilities like Hood Park Leisure Centre and the Bath Grounds. Residents also benefit from nearby green spaces, historic sites, and good transport links via the A42 and East Midlands Airport.

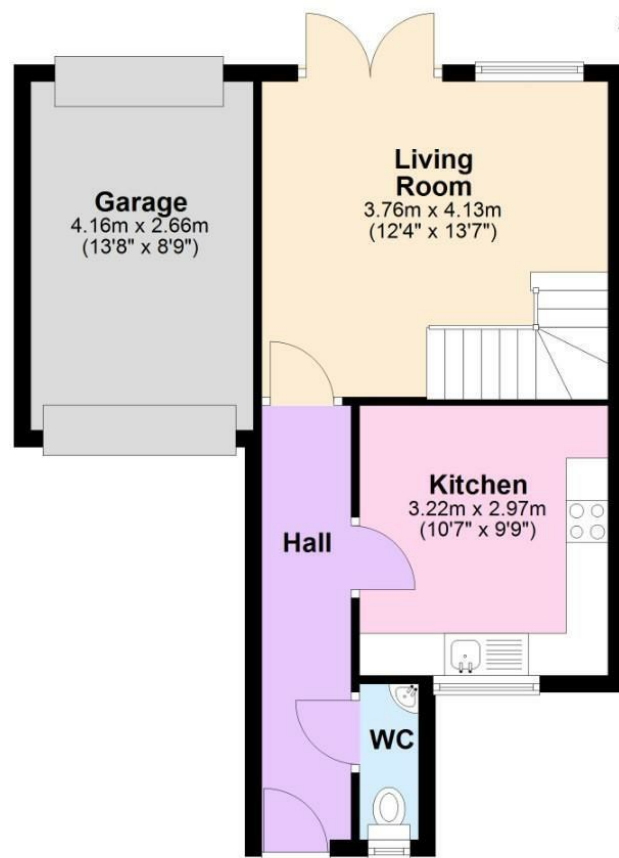


## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	48	
(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		

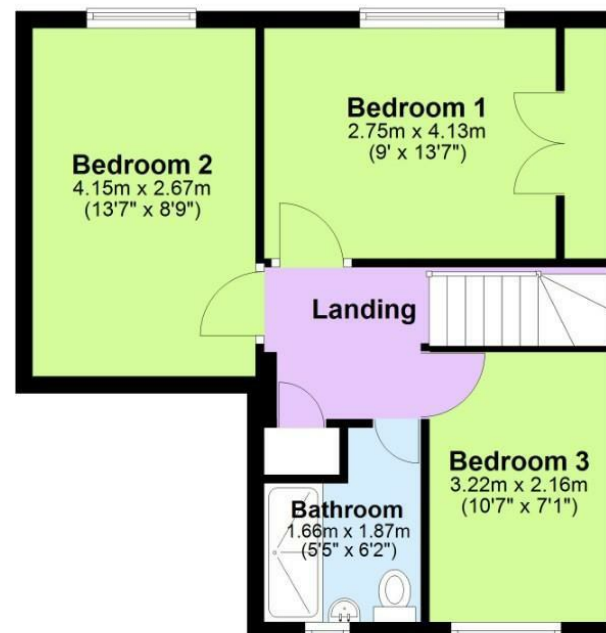
## Ground Floor

Approx. 44.4 sq. metres (477.6 sq. feet)



## First Floor

Approx. 40.7 sq. metres (438.4 sq. feet)



Total area: approx. 85.1 sq. metres (916.0 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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