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3 Birch Road

| LE65 1FW | Guide Price £400,000

ROYSTON  
& LUND

- \*\*\*Guide Price: £400,000 to £425,000
- Four Bedroom Family Home
- Three Bathrooms & Ground Floor WC
- NO UPWARD CHAIN
- Open Plan Kitchen/Dining Room
- Beautiful South-Facing Garden
- Off-Road Parking and Garage
- Located in the popular Town of Ashby-de-la-Zouch
- Council Tax: E // EPC: C
- Freehold





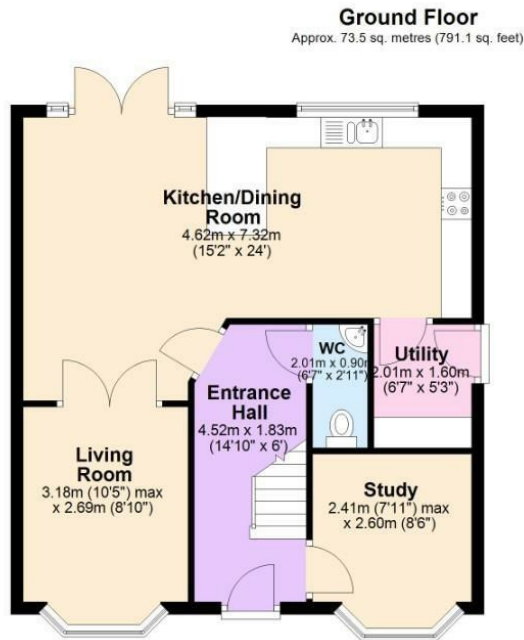
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Royston & Lund are delighted to present this beautifully appointed and generously proportioned four-bedroom detached family home, situated in the highly sought after market town of Ashby-de-la-Zouch and offered to the market with a guide price of £400,000 - £425,000. Boasting stylish contemporary interiors, spacious accommodation across two floors and a superb rear garden, this exceptional home is perfectly suited to modern family living, all within close proximity to a wide range of local amenities, schools and transport links.



Upon entering the property, you are welcomed by a spacious entrance hall that provides an immediate sense of style and practicality. The ground floor offers two versatile reception rooms, including a comfortable living room to the front and a separate study, ideal for those working from home, a playroom or additional sitting room. To the rear, the stunning open-plan kitchen/dining room serves as the heart of the home, featuring a beautifully designed contemporary kitchen with central island, generous dining space and French doors opening directly onto the rear garden, creating a seamless flow for both everyday living and entertaining. A useful utility room and ground floor WC further enhance the convenience of this thoughtfully designed home.

To the first floor, there are four well-proportioned bedrooms, including an impressive principal bedroom complete with its own en-suite shower room. A second bedroom also benefits from private en-suite facilities, making it ideal for guests or older children, while the remaining bedrooms are served by a stylish family bathroom, offering excellent flexibility for modern family life.



Total area: approx. 135.0 sq. metres (1453.1 sq. feet)

### EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>84</b>
(81-91) <b>B</b>		<b>74</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 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	

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**