



79 Springfield Road

| DE11 0BY | Guide Price £180,000

ROYSTON
& LUND

- Guide Price £180,000 to £190,000
- Off Street Parking And Garage
- Ideal First Home
- Close To Local Amenities
- EPC Rating D
- Three Bedroom Semi-Detached
- Extended To The Rear
- Downstairs Bathroom
- Freehold
- Council Tax Band A





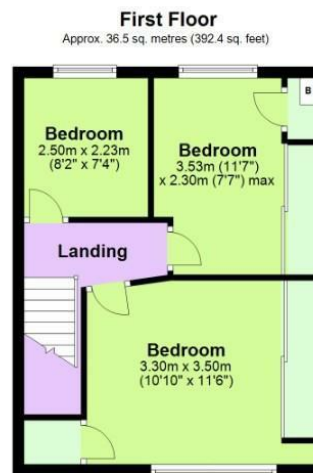
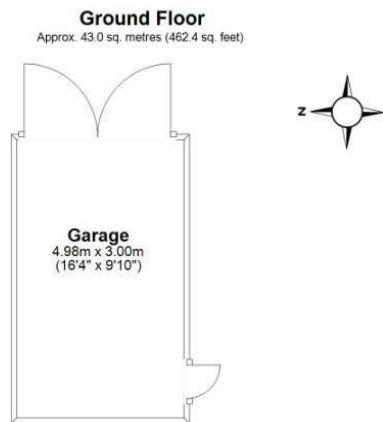
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Royston and Lund are delighted to bring to the market this extended three bedroom semi-detached in Midway. The home would ideally suit a first time buyer or investor and is ideally situated for access into the surrounding areas, as well as Ashby, Burton and the M42.

The ground floor consists of an entrance hallway with built in storage, a lounge, dining room, kitchen and a downstairs bathroom consisting of a bath with shower overhead, WC and washbasin. To the first floor there are three bedrooms with built in wardrobes to bedrooms one and two. Round the rear of the property there is access to off street parking a single garage with an enclosed lawned garden.

Ashby de la Zouch is a charming market town that offers a variety of amenities for locals and visitors. The town center is home to a mix of independent shops, boutiques, and well-known retail brands, providing a convenient shopping experience. Dining options include cozy cafés, traditional pubs, and restaurants offering diverse cuisines. Ashby also boasts a vibrant cultural scene with its historic attractions, such as Ashby Castle, and a modern leisure center equipped with a swimming pool and gym facilities.





Total area: approx. 79.4 sq. metres (854.7 sq. feet)

Where every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken of any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Plan produced using PlanUp.



EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	66	
(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		

England & Wales 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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& LUND**