



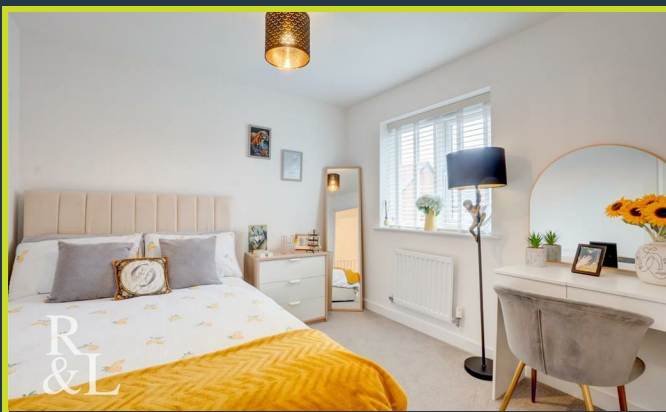
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L

1 Hopkins Grove

| LE65 2BB | Guide Price £325,000

**ROYSTON
& LUND**

- Guide Price £325,000 - £330,000
- En-Suite Shower Room, Family Bathroom and Downstairs WC
- Large Living Room
- South Facing Private Garden
- Council Tax C
- Three Double Bedroom Semi Detached Home
- Modern Kitchen/Diner with a Range of Built in Appliances
- Close to Fields and Countryside
- EPC B
- Freehold





Guide Price £325,000 - £330,000

A beautifully presented three-bedroom modern semi-detached home, situated within a highly sought-after development and within walking distance of the charming market town of Ashby-de-la-Zouch. The property enjoys a peaceful setting adjacent to open fields and countryside.

Upon entering, a welcoming hallway leads to a spacious living room featuring an attractive bay window, creating a bright and inviting space. To the rear, the impressive triple-aspect kitchen/diner is perfect for modern living, with double patio doors opening onto the garden. The kitchen is fitted with a contemporary range of wall and base units and includes integrated appliances such as an oven, induction hob, fridge/freezer, dishwasher, and washing machine. A convenient downstairs WC completes the ground floor.

Upstairs, the property offers three generously sized double bedrooms. The principal bedroom benefits from a stylish en-suite shower room, while the remaining two bedrooms are served by a modern family bathroom.

Externally, the south-facing garden is private and enclosed, mainly laid to lawn with a patio area ideal for entertaining or relaxing.

At the front of the property, there is a driveway providing parking for two vehicles.

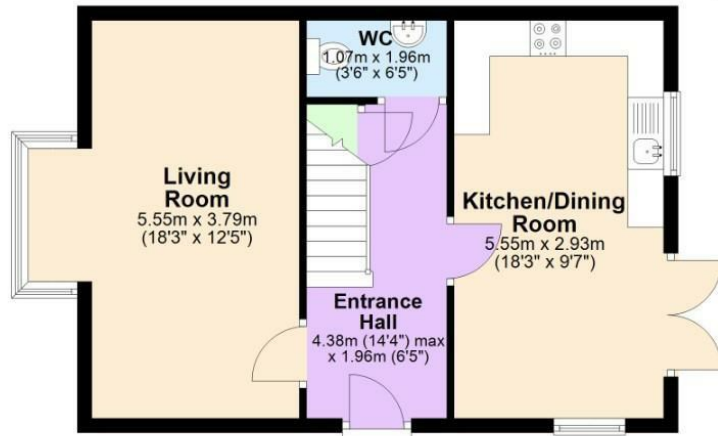
For More Information; https://reports.sprift.com/property-report/?access_report_id=5152415

** Please note an Annual Maintenance Fee is not currently payable due to the development being complete, please seek further advice from your solicitor **

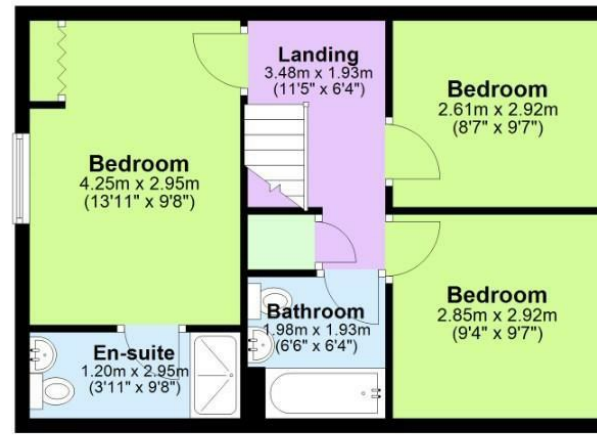




Ground Floor
Approx. 46.0 sq. metres (494.9 sq. feet)



First Floor
Approx. 44.3 sq. metres (477.3 sq. feet)



Total area: approx. 90.3 sq. metres (972.2 sq. feet)

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		84	
(69-80) C			
(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 ₂) 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

ROYSTON & LUND