



16 Scott Close

| LE65 1HT | Offers In The Region Of £365,000

ROYSTON
& LUND

- **Offers In The Region Of £365,000**
- Four Bedrooms
- Extended To The Side
- West Facing Rear Garden
- EPC Rating C
- Detached Family Home
- Immaculately Presented Throughout
- Walking Distance From Centre Of Ashby
- Freehold
- Council Tax Band C





Offers In The Region Of £365,000

Entering into the hallway that benefits from a downstairs WC, there is access into the living room and stairs to the first floor. The living room has double doors into the garden, as well as access into an extended kitchen diner that has space for a range of freestanding appliances and a belfast sink.

To the first floor there are three double bedrooms, one single bedroom and a three piece bathroom consisting of a freestanding bath with shower overhead, WC and wash basin. The main bedroom has an en-suite shower room and built in storage, while there is also a built in storage cupboard to the fourth bedroom.

To the front of the property there is ample off street parking with a block paved driveway and secure gated access down the side. To the rear there is a landscaped garden with a patio that runs the full width of the property, lawn and fenced boundaries.

Royston and Lund are delighted to offer to the market this conveniently located and well presented four bedroom family home in Ashby de la Zouch. The property sits just a short walk away from the centre of Ashby, where there is a range of local amenities on offer including independent shops, supermarkets, coffee shops, pubs and restaurants. Situated within catchment area for popular local schools and good transport links for the M42 to Birmingham & Nottingham.



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(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	



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.

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.

ROYSTON & LUND