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&L

18 Highfields Close

| LE65 2FN | Guide Price £500,000

ROYSTON
& LUND

- Guide Price £500,000 to £515,000
- Open Kitchen with Island, Velux & Bi Fold Doors
- Lounge with Feature Fireplace and Bay window
- Attached Garage & Driveway
- EPC Rating - C, Freehold
- Four Bedroom Semi-Detached Family Home
- Decorated and Presented to a High Standard
- Utility and Downstairs WC
- Beautiful Landscaped Garden With Summer House
- Council Tax Rating - C





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Royston and Lund are delighted to bring to the market this extended four bedroom family home on a highly sought after location in Ashby de la Zouch. This lovely home offers ample space for a growing family and has been finished and decorated to a high standard throughout.

Entering the property into the hallway the lounge is to the left with a wonderful bay window to the front giving a light and airy but cozy feel. Double glass doors lead into the kitchen/diner that has been extended with bi-fold doors to the garden with Velux roof windows that flood the kitchen with light. The modern shaker style kitchen has a wide range of wall and floor units with a large central island. The built in appliances include a dishwasher, fridge, freezer and extractor fan. There is room for a good sized dining table and a seating area/snug just off the kitchen. Off the kitchen is a good sized utility room with a convenient WC.

The first floor continues to impress with four good sized bedrooms all presented to a high standard. The principle bedroom with built in wardrobes and a bay window to the front. There is built in storage in bedroom two with lovely views over the garden. There are two further bedrooms to the front, A four piece family bathroom completes.

Outside there a beautifully landscaped garden, with patio area perfect for entertaining and enjoying the garden A summer house has electricity and is positioned at the top of the garden perfect location for enjoying a sunny evening.

the garage is attached to the property and the driveway has ample space for multiple cars.

A viewing of this property is highly recommended to appreciate what this lovely family home offers.



EPC

Energy Efficiency Rating

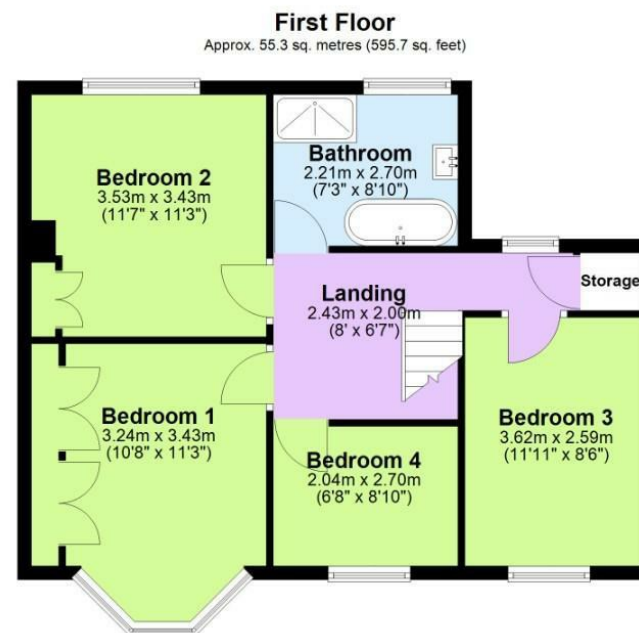
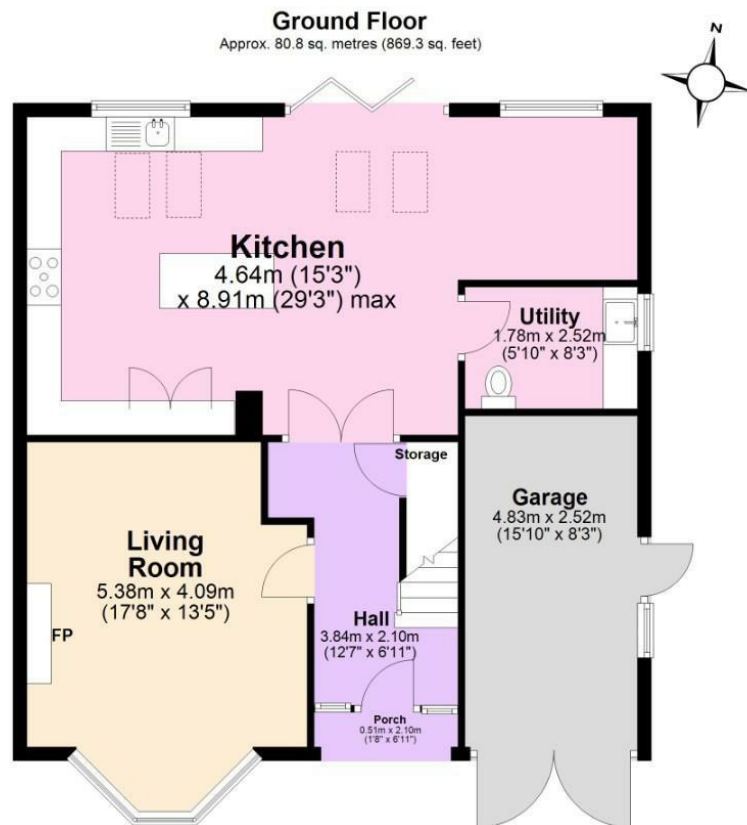
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	75	84

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



Total area: approx. 136.1 sq. metres (1465.1 sq. feet)

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**ROYSTON
& LUND**