



3 Kiln Close

Lount | LE65 1SY | Offers In The Region Of £240,000

ROYSTON
& LUND

- Three Bedroom Semi-Detached
- Kitchen/Diner Including Integrated Appliances
- Central Bathroom Including Shower
- Off-Street Parking for Two Vehicles
- EPC Rating - D / Council Tax Band - B
- Inviting Living Room with Walk-In Bay Window
- Principal Bedroom with En-Suite Shower and Fitted Wardrobes
- Ground Floor WC
- South-West Facing Garden with Patio Area and Side Access
- Freehold Property





Stepping through the front composite door and entrance hall, you're greeted by an inviting living room featuring a beautiful walk-in bay window that floods the space with natural light. From here, the home flows seamlessly into the kitchen diner, equipped with a range of integrated appliances including an oven, gas hob, fridge-freezer, dishwasher, and washing machine. A convenient WC completes the ground floor.

Upstairs, you'll find three well-proportioned bedrooms, including two doubles. The principal bedroom boasts fitted wardrobes and an en-suite shower room, while a family bathroom with both bath and shower facilities serves the remaining rooms.

Outside, the south-west facing rear garden offers a lovely mix of slabbed stone patio and lawn, with side access for added convenience. Additionally to the rear, there is off-street parking for two vehicles, while the front of the property benefits from a private recreational area.

The location offers peaceful countryside living with convenient access to the town's shops, supermarkets, cafés and restaurants. Residents can enjoy scenic walks in the National Forest and leisure facilities nearby.

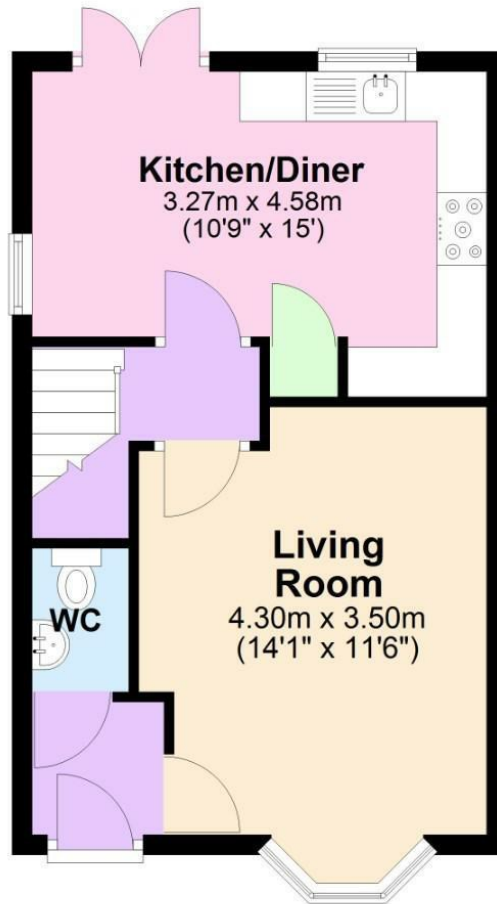
Children have access to several well-regarded local schools. Primary options include Ashby Hill Top Primary School, Ashby Willesley Primary School and Ashby Hastings Primary School. For secondary education, there's the 11–18 Ashby School and the 11–16 Ivanhoe School in Ashby-de-la-Zouch.

Transport links are also strong, with major routes like the A42/M42 within easy reach and East Midlands Airport around a 25-minute drive away.



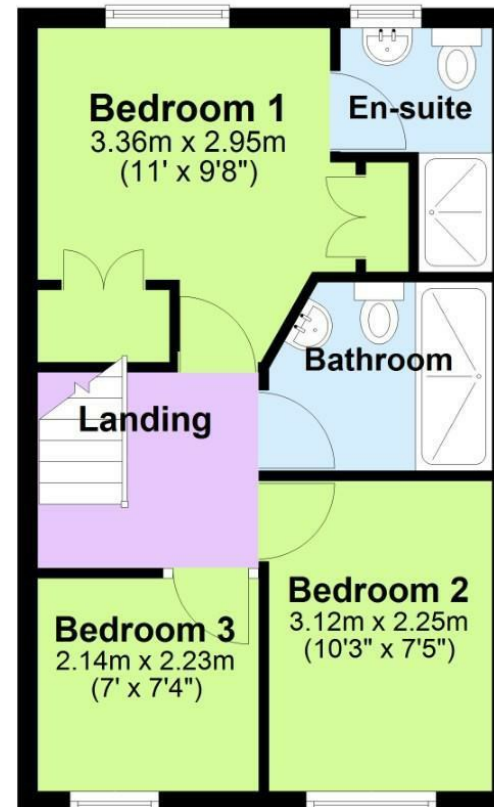
Ground Floor

Approx. 35.3 sq. metres (380.0 sq. feet)



First Floor

Approx. 35.1 sq. metres (378.3 sq. feet)



Total area: approx. 70.4 sq. metres (758.3 sq. feet)



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 (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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

**ROYSTON
& LUND**