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78 School Lane

| LE65 2RJ | Guide Price £400,000

ROYSTON  
& LUND



- Guide Price £400,00 - £425,000
- Fully Integrated Kitchen
- En-suite with Fitted Wardrobes
- Ground Floor WC
- EPC Rating - B
- Four Bedroom Detached
- Airy Living Room with Bay Window
- Off-road Parking
- Attached Garage
- Freehold / Council Tax Band - E





Guide Price £400,00 - £425,000

Step into this beautifully presented four-bedroom detached property, thoughtfully designed for modern family living. Upon entering, you're welcomed into a spacious hallway. To the left, you'll find a bright and inviting living room, complete with a large bay window that fills the space with natural light.

To the rear of the home lies the heart of the property — a fully integrated, modern kitchen, perfect for both everyday meals and entertaining. Adjacent to the kitchen is a separate utility room, providing convenient space for laundry and storage. A connecting garage offers further practicality, while a ground-floor WC adds extra convenience.

Upstairs, the primary bedroom boasts fitted wardrobes and a private ensuite bathroom, offering a comfortable and stylish retreat. The landing features an attractive banister rail with spindles, leading to the remaining well-proportioned bedrooms and the main family bathroom, which sits directly ahead at the top of the stairs. Throughout the home, every room is finished with fitted blinds, enhancing both style and privacy.

Externally, the property offers a double driveway to the front, providing ample off-street parking. To the rear, a paved slabbing area with decorative railing leads down charming wooden sleeper steps to a lawned garden, bordered by flower beds and mature shrubs, creating a serene and attractive outdoor space.

Ashby-de-la-Zouch offers a variety of amenities, including leisure and recreational facilities, shopping, and community venues. The town has a leisure center with an outdoor swimming pool, sports hall, and squash courts. There are also parks and various sports clubs. For shopping, Ashby has a mix of independent shops and high street chains, as well as a market.

This property is an ideal choice for growing families or those seeking stylish, versatile living in a desirable location.

\*Annual Management Fee will apply\*





EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	83	
(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<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		

England & Wales EU Directive 2002/91/EC



Total area: approx. 126.1 sq. metres (1357.8 sq. feet)

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