



R
&L

7 Harrow Close
| LE65 2SZ | Offers In The Region Of £280,000

ROYSTON
& LUND

- Offers in the Region of £280,000
- Modern Kitchen with Built in Appliances
- Modern Family Bathroom
- Within walking Distance tot he Town Centre
- Council Tax B
- Three Bedroom Turn Key Terrace Property
- Large Lounge/Diner and Feature Log Burner with Patio Doors to the Rear
- Well Maintained Garden
- EPC TBC
- Freehold





Offers in the Region of £280,000

A wonderful opportunity to acquire this turn key three bedroom terrace property; tucked away in a quiet area within walking distance of all the local amenities in the market town of Ashby-de-la-Zouch. Perfect for a first time buyer, this property is ready to move into.

An enclosed porch welcomes you to the property, opening into the hallway. To the left is the kitchen, fitted with a modern shaker style range of floor and wall cabinet's with a built in double over oven, hob extractor and fridge/freezer. To the rear of the property is a large triple aspect lounge/diner with double patio doors opening into the private garden. A feature log burner offers a cosy feeling to this modern area. Open plan stairs lead up from the area to the first floor.

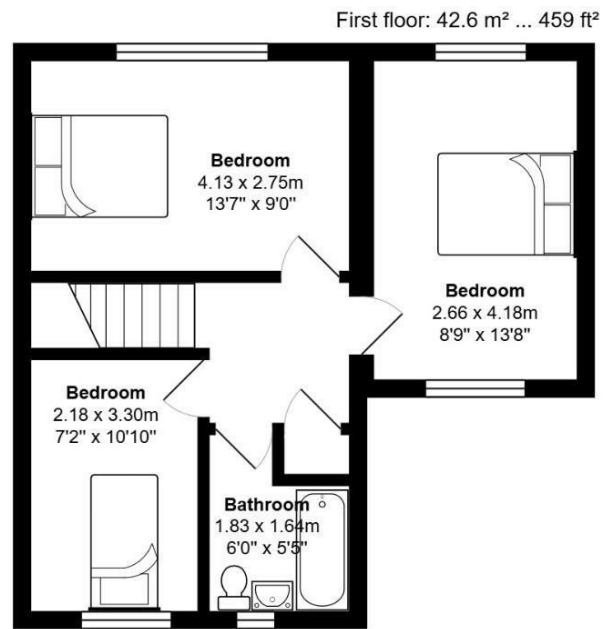
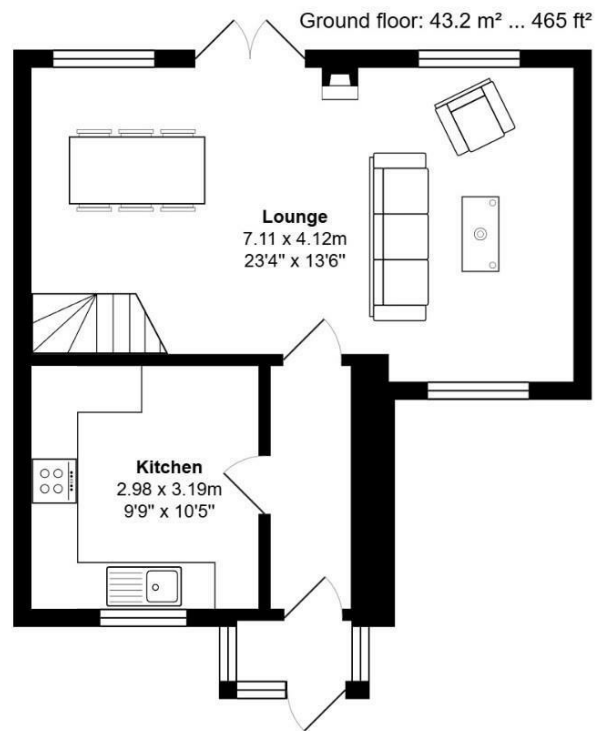
There are three bedroom, two of which are good sized doubles one of which has dual aspect windows. The third bedroom is a good sized double. The three piece, modern family bathroom completes this exceptionally presented property.

Outside the rear garden offers a patio area, further decking for garden furniture and 2 areas of lawn, fully fenced offers a real sense of privacy. To the front the garden provides off street parking.

Don't miss out - book your viewing today!

For More Information; https://reports.sprift.com/property-report/?access_report_id=5044034





Total Area: 85.8 m² ... 924 ft²

All measurements are approximate and for display purposes only



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**