



R
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8 King Richard Way

| LE65 1LD | Guide Price £625,000

ROYSTON
& LUND

- Guide price: £625,000 - £650,000
- Stunning Open Plan Kitchen/Breakfast Room
- Lawn Garden with Patio Seating Area
- Close to Numerous Amenities
- Council Tax: F // EPC: TBC
- Five-Bedroom, Three Bathroom Family Home
- Principle Bedroom with Spacious En-Suite
- Integrated Double Garage & Driveway
- Popular Location of Ashby-de-la-Zouch
- Freehold





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Royston & Lund are delighted to present this substantial and beautifully finished five-bedroom detached family home, situated within the highly sought-after market town of Ashby-de-la-Zouch. Offered to the market with a guide price of £625,000 - £650,000, this impressive property provides spacious and versatile accommodation throughout, perfectly suited to modern family living.

Upon entering the property, you are welcomed into a generous entrance hallway which provides access to the principal ground floor accommodation. The spacious living room offers an elegant yet comfortable setting, complete with double doors opening into a separate dining room, creating an ideal layout for entertaining and family gatherings. The contemporary kitchen/breakfast room is beautifully presented with sleek fitted units, central breakfast island and French doors opening onto the rear garden, while a separate utility room adds further practicality. The ground floor also benefits from a dedicated study, internal access to the integrated garage, useful storage cupboard and a convenient WC.

To the first floor, the property offers five well-proportioned bedrooms arranged around a spacious landing. The impressive principal bedroom benefits from a spacious en-suite shower room, while a second bedroom also enjoys its own en-suite facilities, creating excellent flexibility for guests or growing families. The remaining bedrooms are served by a stylish family bathroom, meaning the property benefits from three bathrooms in total.

Externally, the home continues to impress with a well-maintained lawned rear garden and patio seating area, ideal for outdoor dining and entertaining. To the front, a generous driveway provides ample off-road parking and leads to a double garage.





EPC

Energy Efficiency Rating

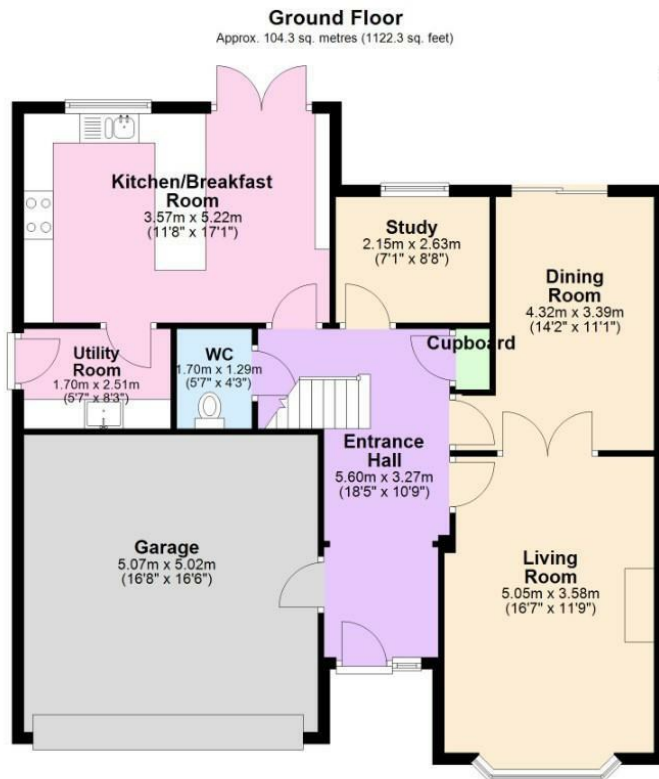
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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



Total area: approx. 196.0 sq. metres (2109.6 sq. feet)

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.

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& LUND**