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41 Cambrian Way

| LE65 1DY | Offers In The Region Of £415,000

ROYSTON  
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- Offers in the Region of £425,000
- Main Bedroom with En-suite
- Conservatory With Views Over the West Facing Garden
- Family Bathroom
- Double Garage
- Three Bedroom Detached Bungalow
- Good Size Living Room with Feature Fireplace
- Kitchen / Diner with Newly Installed Worcester Gas Boiler with a 10 year Warrantee
- Stunning West Facing Private Gardens
- Council Tax Band - D, Freehold, EPC D





### A Three-Bedroom Detached Bungalow with Conservatory and Double Garage

Just a short walk from Market Street in Ashby-de-la-Zouch is this delightful three-bedroom detached property. A welcoming entrance hallway leads you straight ahead into an inviting living room featuring a gas fireplace framed by decorative rock and tiling. Connecting is a cosy conservatory that offers a peaceful retreat with views over the well-maintained rear garden, bordered by a rich variety of hedges and conifers that provide both greenery and privacy.

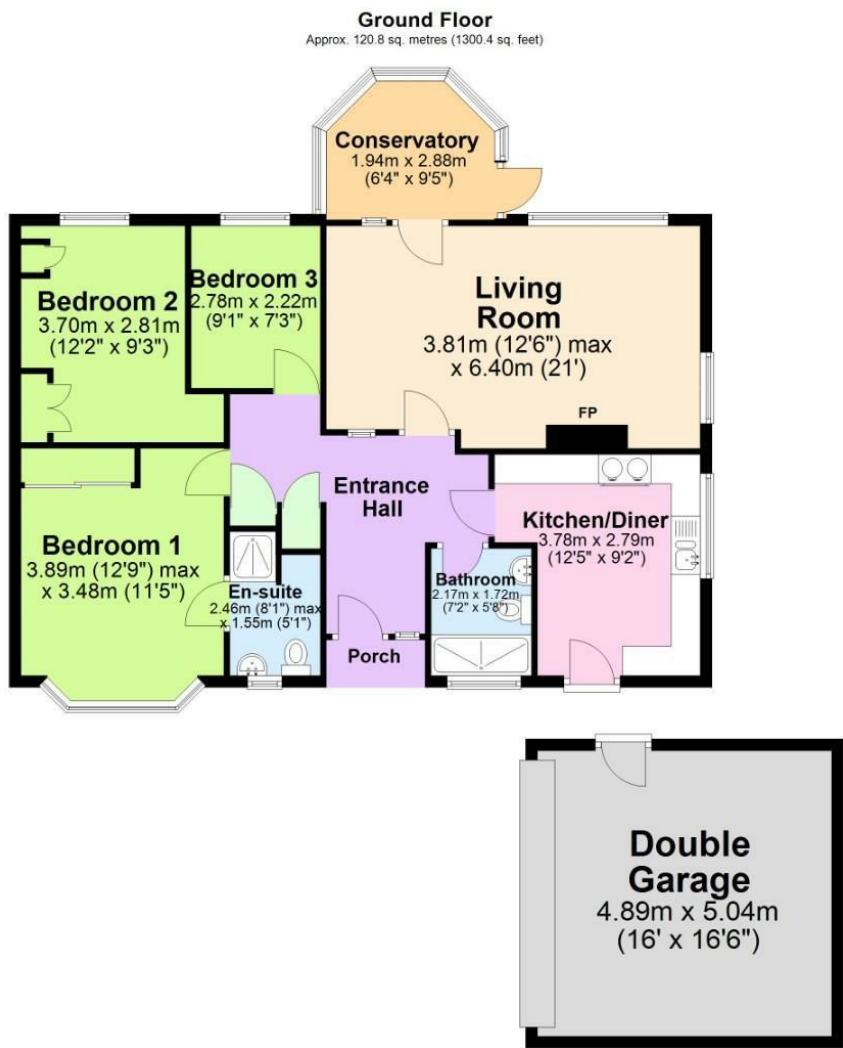
To the left of the hallway are three well-proportioned bedrooms. Two benefit from fitted wardrobes, while the primary bedroom also enjoys the additional luxury of an en-suite shower room.

The kitchen and dining area provide a warm, practical space for family meals, enhanced by wooden cabinetry, an integrated hob, and a separate oven and grill. From here, there's direct access to the outside, leading conveniently to the double garage and side entrance to the west facing garden. Completing the layout is a ground floor bathroom, adding extra convenience for family and guests alike.

To the front, the property enjoys ample parking space and a private front garden, ensuring both practicality and seclusion.

This property enjoys a convenient location with a great mix of local amenities and strong transport links. The nearby town centre offers supermarkets, cafés, restaurants, and independent shops along Market Street. Schools such as Ashby School and Willesley Primary are well regarded and close by. For leisure, residents can enjoy the Bath Grounds, Ashby Castle, and Hood Park Leisure Centre with its outdoor lido. Easy access to major driving routes, including the A511 towards Burton upon Trent, the A42 connecting to the M1 for Leicester, Nottingham, and Birmingham, and the A444 for routes south toward Nuneaton.





Total area: approx. 120.8 sq. metres (1300.4 sq. feet)



### EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</b>	<b>67</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> <small>EU Directive 2002/91/EC</small>		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> <small>EU Directive 2002/91/EC</small>		

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