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3 Donington Drive

| LE65 2NT | Guide Price £335,000

ROYSTON
& LUND

- Guide Price £335,000 - £350,000
- Beautifully Landscaped West-Facing Rear Garden
- Separate Living Room
- Single Garage and a Driveway
- Council Tax D
- Three-Bedroom Detached Bungalow
- Modern Kitchen/Diner
- Two Generously Sized Double Bedrooms
- EPC D
- Freehold





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This beautifully presented three-bedroom detached bungalow offers spacious and versatile accommodation, complemented by ample off-street parking, an integral garage, and a beautifully landscaped west-facing rear garden.

Upon entering through the porch, you are welcomed into a central hallway that provides access to the main living areas. The lounge is bright and inviting, featuring dual-aspect windows, creating a warm and comfortable space to relax.

The modern kitchen/diner is thoughtfully designed with a range of contemporary wall and base units, along with a central island incorporating two ovens, an induction hob, and an overhead extractor fan. Integrated appliances include a fridge/freezer and dishwasher. Double-glazed patio doors open directly onto the rear garden, allowing for seamless indoor-outdoor living.

An inner lobby provides additional access to the garden, a convenient downstairs WC, and the integral garage.

The property offers three bedrooms, including two generously sized doubles. The third bedroom is a spacious single. A well-appointed family bathroom completes the accommodation, featuring a four-piece suite.

Externally, the rear garden is a standout feature—securely enclosed and enjoying a desirable west-facing aspect, perfect for evening relaxation. It includes a lawn, patio area, and decking space, along with raised beds and a wooden shed, creating a peaceful and private outdoor retreat.

To the front, the property benefits from a single garage and a driveway providing parking for multiple vehicles.

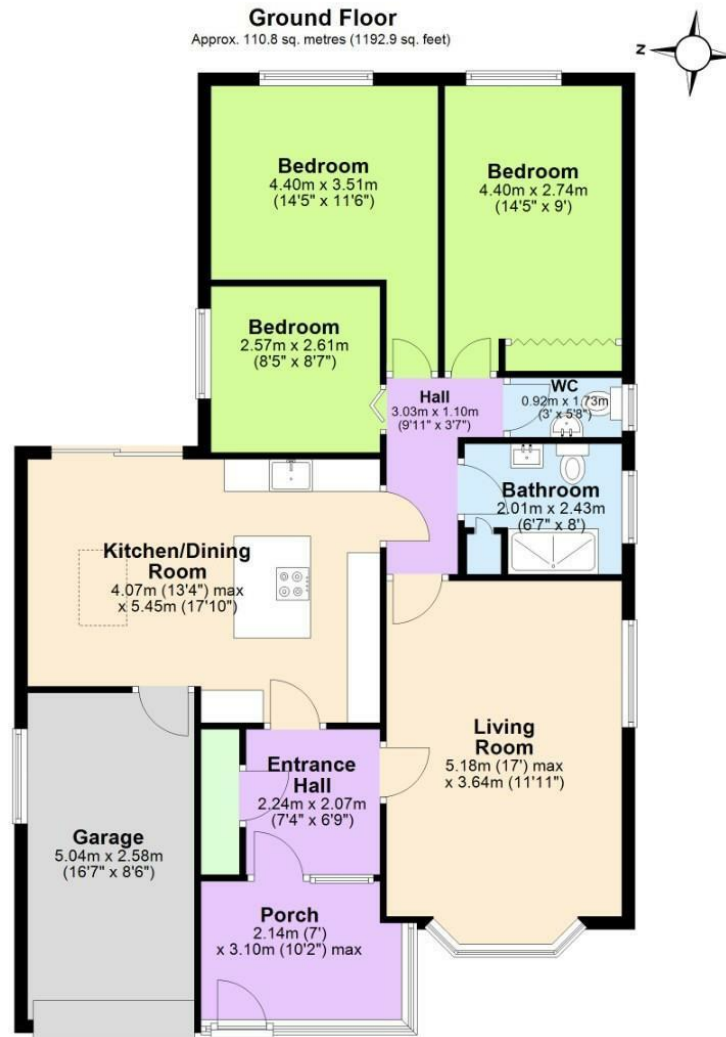
Ideally located within walking distance of the market town of Ashby-de-la-Zouch, residents can enjoy a variety of local shops, amenities, and attractions, including the Bath Grounds.





EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	75
(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 ₂) 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	



Ground Floor
Approx. 110.8 sq. metres (1192.9 sq. feet)

Total area: approx. 110.8 sq. metres (1192.9 sq. feet)

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