



81 Woodside

| LE65 2NU | Guide Price of £325,000 - £335,000

ROYSTON
& LUND

- Guide Price of £325,000 - £335,000
- Ample Size Living Room/Diner
- Fitted Wardrobes
- Off-Road Parking Available
- Council Tax Band - D
- Three Bedroom Link Detached
- Converted Garage and Extension
- Well Maintained Garden
- EPC Rating - D
- Freehold





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This three-bedroom link-detached home begins upon entering through the open hall, to the left you're welcomed into an ample-sized living/dining room, featuring an overhead beam, a bay window, a fireplace, and sliding patio doors that open onto the garden.

Straight ahead lies the kitchen, fitted with a gas hob and oven, leading into a converted garage with extension, thoughtfully designed as both a utility area and an additional lounge. Expansive glass panels flood this space with natural light, creating a bright and airy atmosphere ideal for morning coffee or quiet relaxation. Double doors provide seamless access to the garden.

This extension also includes dedicated space for multiple appliances, additional cabinetry, and a useful worktop. The remaining garage portion is retained, offering valuable storage.

Upstairs, the property boasts three well-proportioned bedrooms, with two benefiting from fitted wardrobes. A family bathroom and a separate WC complete the first floor.

Outside, the well-maintained garden offers a delightful mix of patio slabbing, lawn, decking, and mature planting. To the front, off-road parking for one vehicle with privacy from the palm trees and the benefit of a storm porch.

This property is close to key amenities, including Ashby Hill Top Primary School and Ashby School for secondary education. The town centre offers supermarkets, cafes, and independent shops, while healthcare is covered by Castle Medical Group and local dentists.

Excellent road links are on the doorstep: the A42 connects quickly to the M1 north and M42 south, with the A511 leading directly to Burton and Coalville, making travel across the Midlands straightforward.





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		
	68	73

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

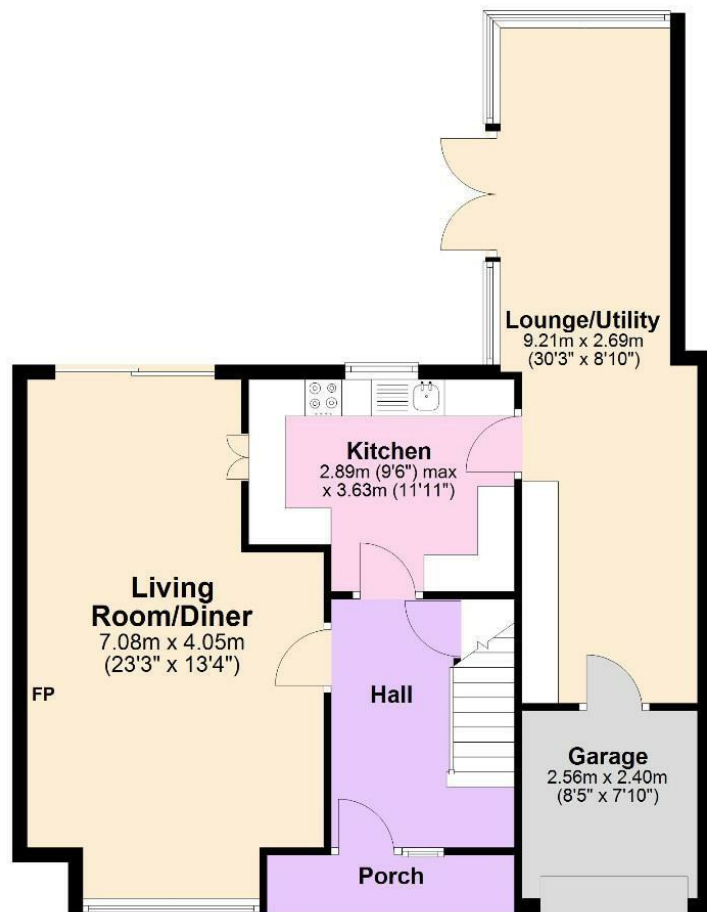
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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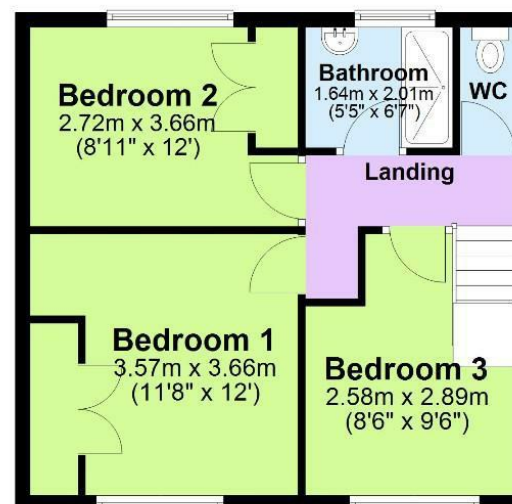
Ground Floor

Approx. 75.5 sq. metres (812.3 sq. feet)



First Floor

Approx. 42.5 sq. metres (457.3 sq. feet)



Total area: approx. 118.0 sq. metres (1269.6 sq. feet)

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