



23 Leicester Road

| LE65 1DA | Offers In The Region Of £185,000

ROYSTON  
& LUND

- End-Terraced Cottage Dating Back To The 1800s
- Within Walking Distance Of Amenities
- Spacious Kitchen
- Further Room with Access to Bathroom With A White Suite
- Freehold
- Low Maintenance Garden with a Lovely Walled Boundary on one side
- Lounge With A Front Facing Window
- Good Sized Double Bedroom
- EPC Rating C
- Council Tax Band A





A quaint, end-terraced cottage situated within the heart of Ashby-de-la-Zouch, within walking distance of excellent amenities including local shops and cafes. Within a short walk of the property is the ruins of the historic Ashby Castle and the Bath Grounds.

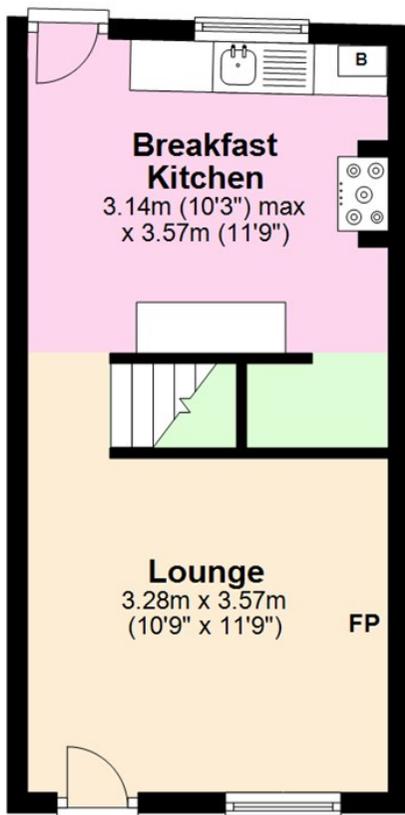


Entering the property, into a warm and cosy lounge with feature fireplace; walk through to the spacious kitchen with its range of units and integrated appliances including a hob, oven and an extractor fan.

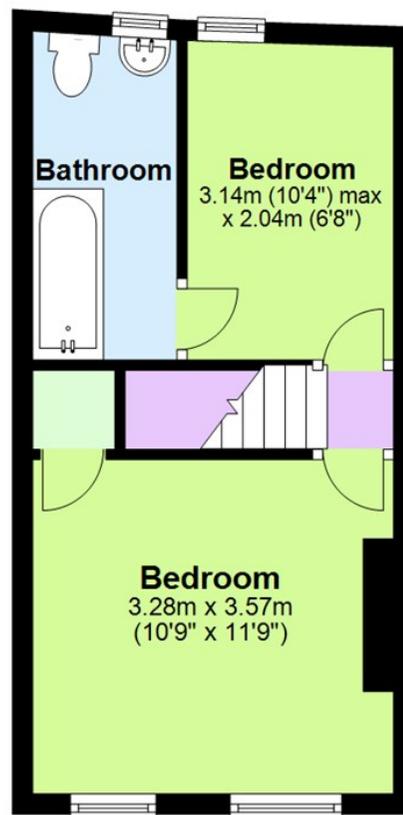
To the first floor there is a good sized double bedroom with built in storage. A further dressing room/bedroom/office space giving access to a modern three piece bathroom.

Outside, there is a low maintenance, well-maintained rear walled garden with a patio area.

**Ground Floor**  
Approx. 26.3 sq. metres (283.2 sq. feet)



**First Floor**  
Approx. 26.4 sq. metres (284.1 sq. feet)



**Total area: approx. 52.7 sq. metres (567.3 sq. feet)**

Where every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken of any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
Plan produced using PlanUp.



**EPC**

| Energy Efficiency Rating  |           |           |
|---|-----------|-----------|
|   | Current   | Potential |
| Very energy efficient - lower running costs                     |           |           |
| (92 plus) <b>A</b>  |           |           |
| (81-91) <b>B</b>  |           | <b>87</b> |
| (69-80) <b>C</b>  | <b>71</b> |           |
| (55-68) <b>D</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> EU Directive 2002/91/EC              |           |           |
| 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> EU Directive 2002/91/EC              |           |           |

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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.