

SUPERIOR HOMES

ROYSTON & LUND



11 Spring Avenue

| LE65 2RB

Guide Price £465,000

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Royston and Lund are pleased to bring to the market this four bedroom detached family house in Ashby-de-la-Zouch, located conveniently near the local shops and amenities.

Entering through the entrance hallway, there is access to the lounge, featuring a bay fronted window, kitchen/diner, downstairs W/C and staircase leading to upstairs. The kitchen/diner is fitted with integrated appliances, including dishwasher, fridge freezer, oven, hob, combination microwave and a boiling hot water tap. There is a family room to the right of the kitchen/diner, both featuring French doors, leading out onto the patio. There is a separate utility room accessed from the kitchen which also has access to the integral garage and also out to the side of the property.

Upstairs, there are four generous bedrooms, the main bedroom benefitting from a dressing room with fitted wardrobes and a three piece en-suite consisting of a shower, wash basin and W/C. The landing has extra fitted storage space as well as one of the bedrooms and there is a four piece family bathroom comprising of a bath, shower, W/C and wash basin.

The property benefits from off-street parking for two cars and an integral garage. The rear garden has the luxury of getting the delightful afternoon and evening sun and features a patio area, lawn and a hot tub.





- Guide Price £465,000 - £475,000
- Integral Garage and Off Street Parking
- Four Bedrooms Detached Property
- Master Bedroom with En-suite and Dressing Area
- Separate Utility Room & WC
- Large Kitchen Diner / Family Room with Patio Doors to the Garden
- Landscaped Garden with Patio and Hot Tub
- Separate Lounge
- EPC Rating B, Freehold
- Council Tax Band E





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The picturesque market town of Ashby- de-la-Zouch lies in the civil parish of North West Leicestershire. Ashby lies at the heart of The National Forest on the A42 between Tamworth and Nottingham. In 2018, Ashby Market Street was named "Best Shopping Experience", and in 2019 it made the final of the rising-star category for UK high streets. The town boasts a range of shops, bars, cafes and restaurants, community library and leisure centre.



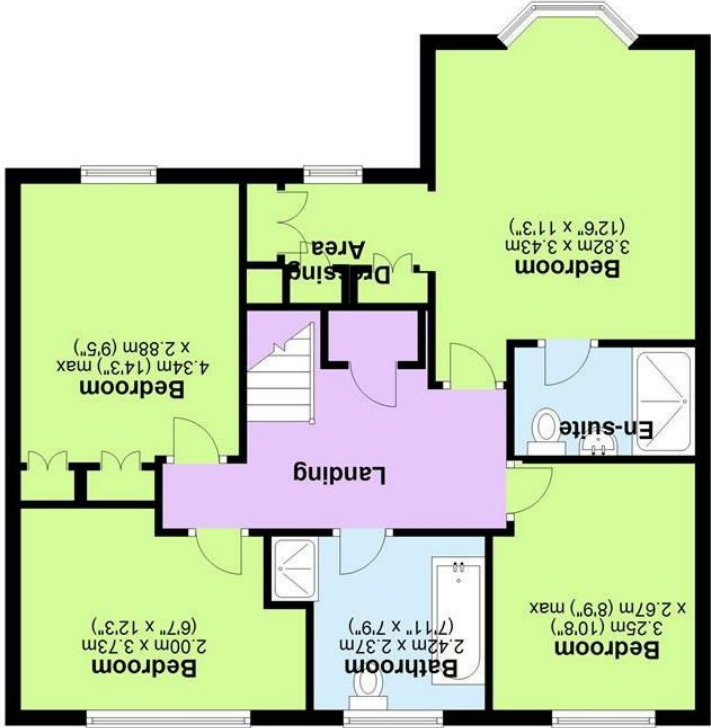
The nearby Bath Grounds were once home to the Ivanhoe Spa, and on a stroll through this delightful green space, you can read about Edwardian parachutist Dolly Shepherd.



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

England & Wales		
EU Directive 2002/91/EC		
<div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> </div>	Very energy efficient - lower running costs	85
	(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		
Energy Efficiency Rating		
EU Directive 2002/91/EC		
<div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> </div>	Very environmentally friendly - lower CO ₂ emissions	93
	(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		
Environmental Impact (CO ₂) Rating		

EPC



Total area: approx. 151.3 sq. metres (1628.1 sq. feet)

