



3 Stuart Way

| LE65 1US | Guide Price £250,000

ROYSTON
& LUND

- Guide Price £250,000 to £260,000
- Three Bedroom Semi Detached Home
- Modern Fitted Kitchen
- Single Attached Garage and Garden
- EPC Rating C
- No Upward Chain
- Large Living Room/Lounge with Patio Doors to the Garden
- Family Bathroom
- Council Tax Band B
- Freehold





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A well presented three bedroom semi detached home situated in a quiet residential area within walking distance of the market town of Ashby-de-la-Zouch. Perfect for a first time buyer or potential buy to let.

Entering through the porch there is a door into the large open plan living/dining room with feature fireplace and a patio door to the patio area and privater garden giving a lovely feeling of space. The lounge leads through to the modern kitchen, fitted with a range of wall and floor units, with built in appliances including an oven, hob and extractor with space for a free standing appliance. A further door gives access to the rear garden.

Open plan stairs in the living room lead up to the first floor whee there are two double bedrooms and further good sized single bedroom. A three piece bathroom with shower completes.

The property benefits from an attached single garage and driveway. The rear garden is south east facing and backs onto a park area.

Within a 10/15 minute walk to Ashby with local amenities including a range of shops and cafes. The village of Packington is within walking distance with access to National Forest walks.

The property is ready to move into with carpets and blinds throughout and has been redecorated.



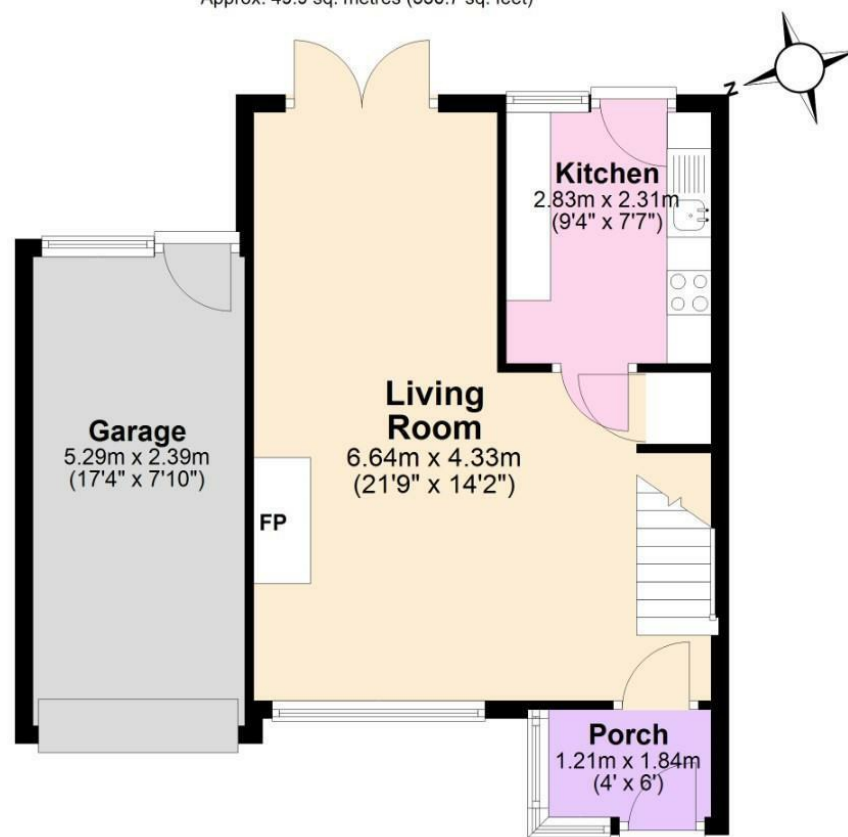
EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	69	
(55-68) D		
(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

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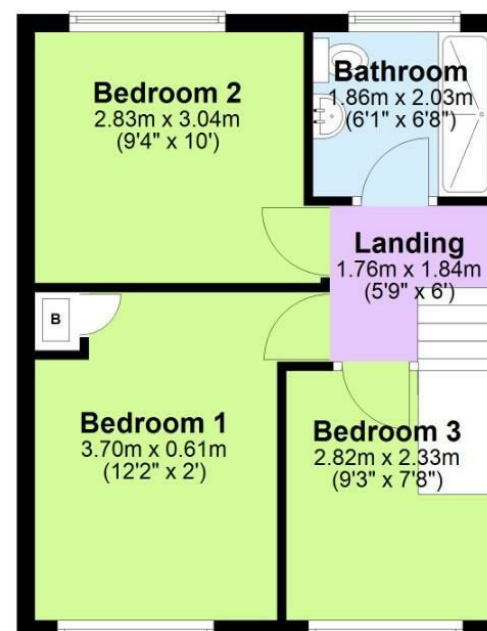
Ground Floor

Approx. 49.9 sq. metres (536.7 sq. feet)



First Floor

Approx. 34.3 sq. metres (369.1 sq. feet)



Total area: approx. 84.2 sq. metres (905.8 sq. feet)

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.