



9 Willowbrook Close

| LE65 1JX | Guide Price £280,000 to £290,000

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- Guide Price £280,000 to £290,000
- Open-Plan Living Room to Kitchen-Diner
- Integrated Wardrobes
- Ground Floor WC
- EPC Rating - D
- Three Bedroom Semi-Detached
- Separate Lounge
- Utility
- Off-Road Parking
- Council Tax Band - C / Freehold





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Welcome to this well-presented three-bedroom semi-detached home, offering generous living space and practical features throughout, perfect for families or those looking for room to grow.

As you step through the front door, you're greeted by a thoughtfully laid-out ground floor. To the left, an ample-sized open-plan living room with fireplace that flows seamlessly into a kitchen-diner with induction hob, creating a bright and social space. The kitchen also features a side door, leading out to a good-sized slab and turf garden, perfect for enjoying summer evenings or giving children room to play.

To the right of the entrance is a separate lounge, offering a quiet retreat or a more formal sitting area. Just off the kitchen, a dedicated utility area provides useful additional storage and laundry space, while a ground floor bathroom with a shower adds extra convenience.

Upstairs, you'll find three well-proportioned bedrooms, two of which benefit from integrated wardrobes. A modern family bathroom completes the first-floor layout, catering to all household needs. To the front of the property, there's off-road parking.

9 Willowbrook Close sits in a quiet spot just a short walk from Ashby-de-la-Zouch town centre, with shops, schools, parks, and healthcare all nearby. Families benefit from excellent local schools, and commuters enjoy easy access to the A42, East Midlands Airport, and rail links. With leisure centres, golf, and historic Ashby Castle close by, it's a well-connected home in a vibrant, characterful town.





EPC

Energy Efficiency Rating

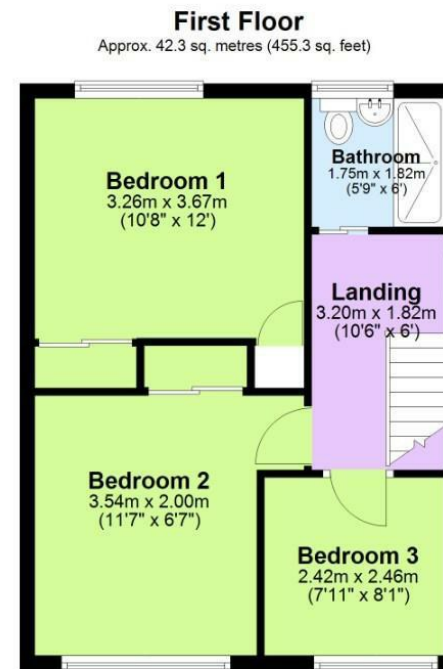
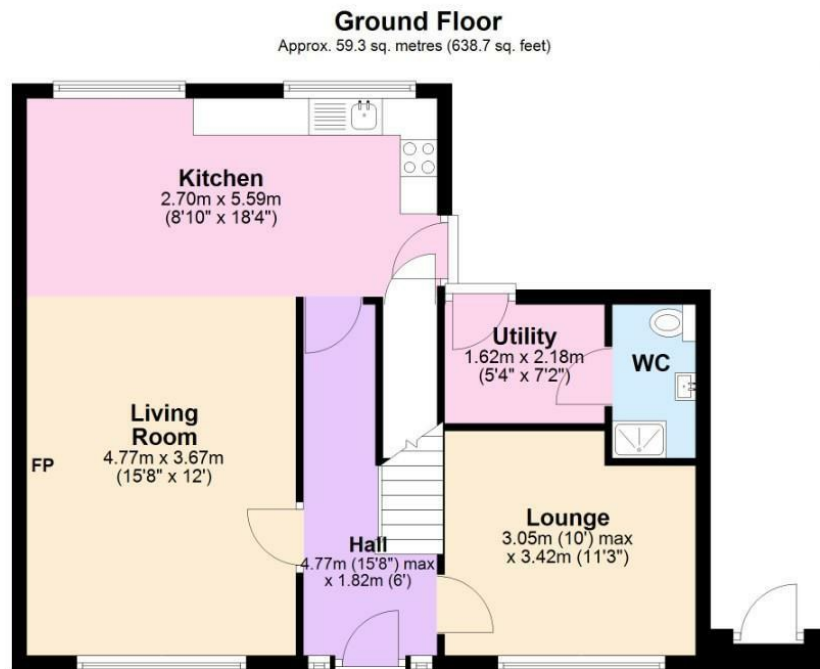
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC



Total area: approx. 101.6 sq. metres (1094.0 sq. feet)

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