



14 Templar Road

| LE65 2AD | Offers In The Region Of £270,000

ROYSTON  
& LUND



- Offers in the Region of £270,000 - No Upward Chain
- The Top Floor is Wholly Dedicated To The Principle Bedroom and En-Suite
- Garage with Parking for two Cars
- Family Bathroom and Downstairs WC.
- EPC Rating C
- Three Storey, Three Bedroom End Terrace Home
- South Facing Patio Garden
- Views of the Nearby Lake, Adjacent to Countryside Walks
- Freehold
- Council Tax Band B







A well presented three bedroom, three storey end terrace home. With views over the nearby lake this property gives a sense of countryside living with lovely walks close by. The amenities of the market town of Ashby-de-la-Zouch are within walking distance.

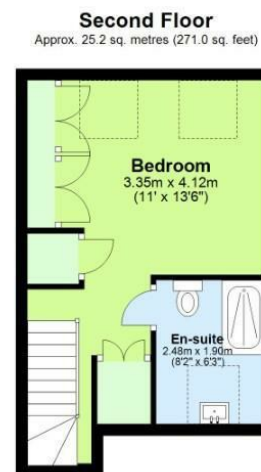
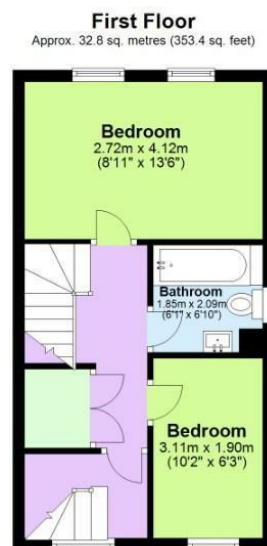
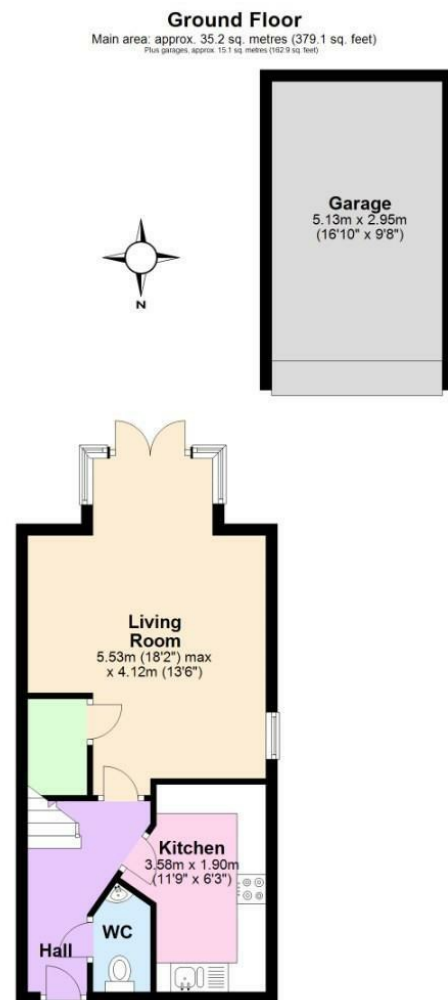
Entering into the hallway, there is access into the kitchen, living room and stairs to the first floor. The kitchen has an integrated oven, hob and extractor fan with space for further freestanding appliances and the living room has built in storage and a large bay with french doors into the rear garden. There is also a downstairs WC.

To the first floor there are two bedrooms and a three piece bathroom consisting of a bath, WC and wash basin. To the second floor the main bedroom suite has built in wardrobes and an en-suite shower room.

At the rear there is a low maintenance South facing patio garden with fenced boundaries and secure gated access to the driveway.

This property has off street parking for two vehicles, as well as a single garage





Main area: Approx. 93.2 sq. metres (1003.5 sq. feet)  
Plus garages, approx. 15.1 sq. metres (162.9 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>		<b>93</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>78</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		

England & Wales 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		

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

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