



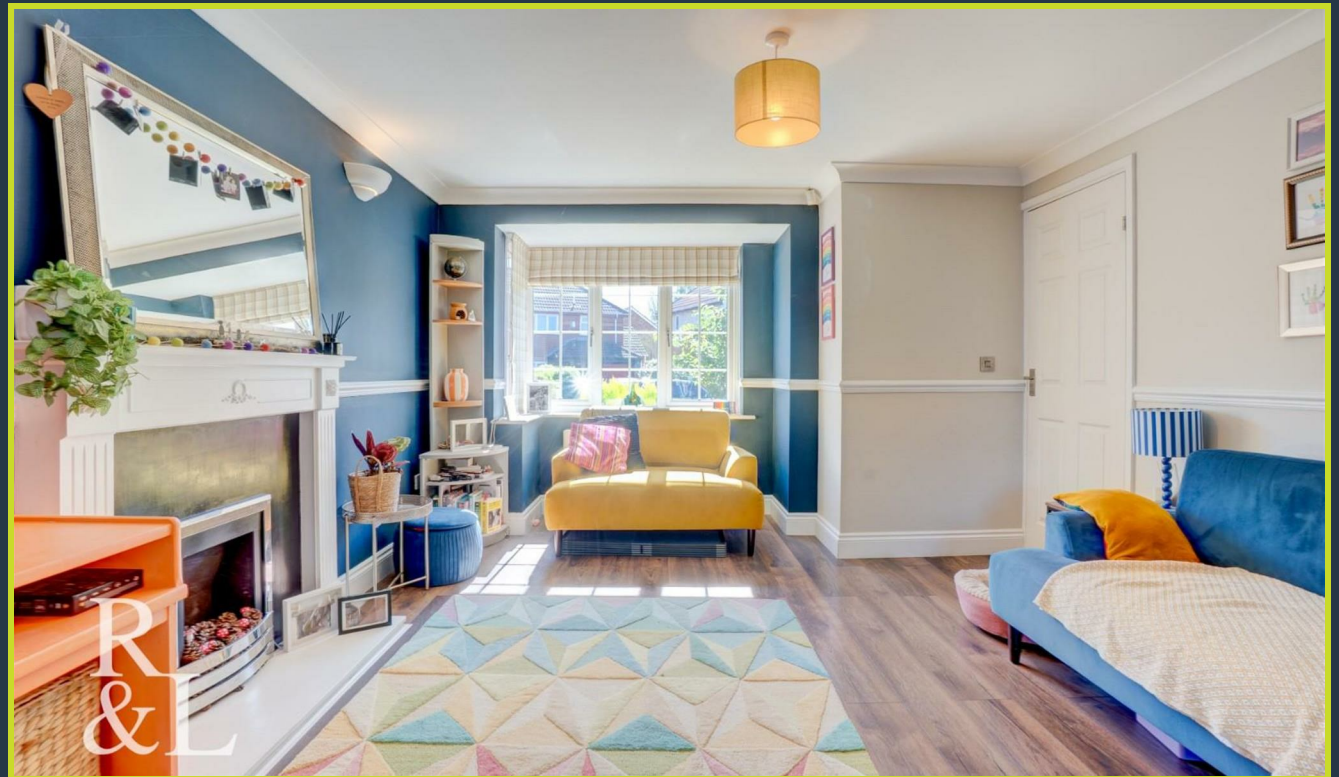
R
&L

7 Loweswater Grove

| LE65 1HG | Guide Price £385,000

ROYSTON
& LUND

- ***Guide Price:
£385,000 to
£395,000
- Open Living/Dining
Room
- Rear Garden
- Close to Numerous
Amenities
- EPC: C
- Four Bedroom
Detached House
- Two Bath with Ground
Floor WC
- Off-Road Parking
- Council Tax: D
- Freehold





***Guide Price: £385,000 to £395,000

Royston & Lund are proud to present this outstanding four-bedroom detached home in Ashby-de-la-Zouch.

A welcoming entrance hall feels light and spacious, providing access to a convenient ground-floor WC and utility area with side access. Stairs lead to the first floor, with the living room to the right and the kitchen to the rear.

The living room is warm and inviting, with a large front window allowing plenty of natural light to flood the space, which flows through to the patio doors at the rear. A central fireplace creates an attractive focal point and perfectly complements the open dining area.

To the rear, the kitchen also benefits from a spacious, open feel, offering ample storage and generous worktop space. Overlooking the garden, this bright room features two windows and a useful pantry-style cupboard.

Upstairs, you'll find four well-proportioned bedrooms and a family bathroom. The principal bedroom benefits from a private en-suite shower room, while the family bathroom is fitted with a bath and overhead shower.

The rear garden is mainly laid to lawn, with shrubs and trees set against a wooden fence-panel border. A slabbed patio area provides the perfect spot to sit back and enjoy the sunshine. To the side of the property, the driveway offers space for two vehicles and also benefits from an electric vehicle charging point.

For more information: https://reports.sprift.com/property-report/?access_report_id=5262910

Freehold



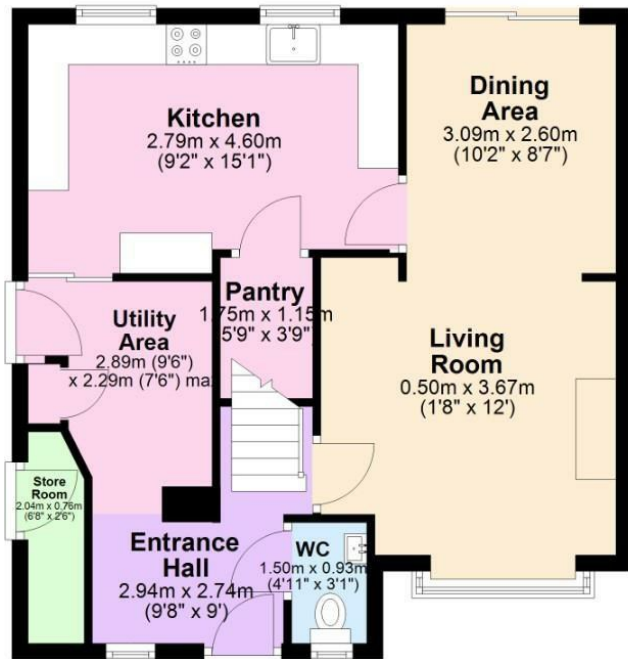


EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	80
(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	

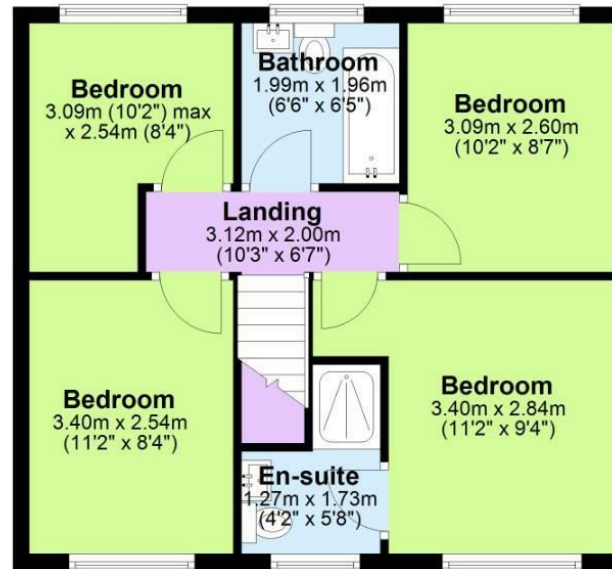
Ground Floor

Approx. 53.0 sq. metres (570.3 sq. feet)



First Floor

Approx. 48.1 sq. metres (517.8 sq. feet)



Total area: approx. 101.1 sq. metres (1088.1 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.

ROYSTON & LUND