



68 Bishop Hall Road

| LE65 2UR | Offers In The Region Of £310,000

ROYSTON
& LUND

- Offers in the Region of £310,000
- Principal Suite with En Suite occupying the top floor
- Spacious Living Room with French Doors to the Landscaped Garden
- Walking distance to Ashby Town Centre and Local Amenities
- Council Tax Band C
- A delightful Three-Bedroom, three Storey, Semi-Detached Home,
- Fitted Kitchen with Built in Appliances
- Close to National Forest Walks
- Parking for up to 3 cars
- Freehold - EPC Rating B





A delightful Three-Bedroom Semi-Detached Home, representing excellent value for money, ideal for first-time buyers or a young family.

Set behind a generous frontage, a pathway leads to the main entrance. Inside, the hallway is light and welcoming, with a ground floor cloakroom and access to both the living room and kitchen. Positioned to the front elevation, the kitchen/diner offers a good range of fitted units and integrated appliances including space for a dishwasher.

To the rear, the spacious living room enjoys views over the garden and opens through French doors to the beautifully landscaped outdoor space, complete with a superb oval seating area — perfect for relaxing or entertaining.

The first floor provides two well-proportioned double bedrooms along with a modern family bathroom. In addition, there's an airing cupboard with storage and a door leads to a generous landing area, which would be ideal as a home office.

The top floor is a standout feature — a private principal suite with stylish dressing room fitted with wardrobes and storage, and a contemporary en-suite bathroom. Elevated views stretch across the surrounding countryside.

Additionally, the home is close to scenic National Forest walks, offering a wonderful outdoor lifestyle on your doorstep.

Externally, the property benefits from a good-sized driveway providing parallel parking for two vehicles, with space for a third between the grass verges. A convenient side door offers direct access to the spacious garage from the rear garden.

Ideally positioned for day-to-day living, the home is just a short walk from essential amenities such as a medical centre, convenience store, pharmacy, and family pub. Families will also appreciate the excellent school catchment for Ashby's well-regarded education options.

Annual Management Fee Applies



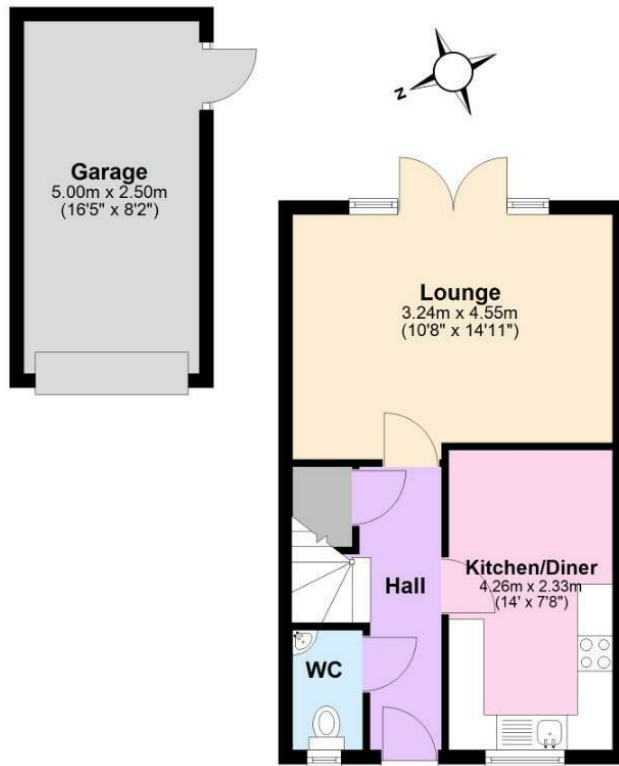


EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	85	
(69-80) C		
(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		

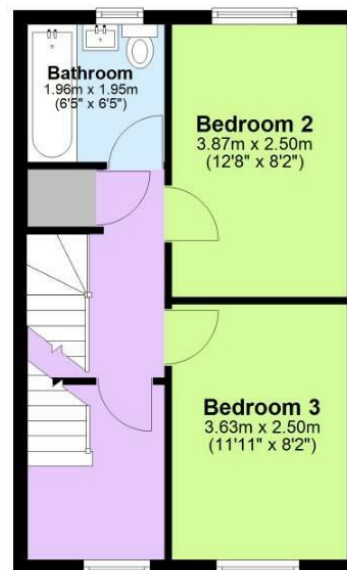
Ground Floor

Approx. 47.0 sq. metres (506.0 sq. feet)



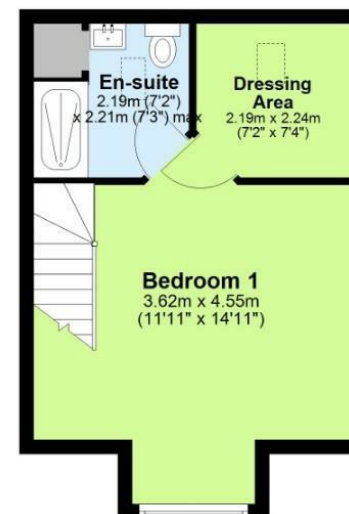
First Floor

Approx. 34.6 sq. metres (372.2 sq. feet)



Second Floor

Approx. 28.5 sq. metres (306.5 sq. feet)



Total area: approx. 110.1 sq. metres (1184.7 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.

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