



41 Cambrian Way

| LE65 1DY | Guide Price £425,000

ROYSTON
& LUND

- Guide Price £425,000 - £430,000
- Main Bedroom with En-suite
- Conservatory With Views Over the West Facing Garden
- Family Bathroom
- Double Garage
- Three Bedroom Detached Bungalow
- Good Size Living Room with Feature Fireplace
- Kitchen / Diner
- Stunning West Facing Private Gardens
- Council Tax Band - D, Freehold, EPC Rating - E





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A Three-Bedroom Detached Bungalow with Conservatory and Double Garage

Just a short walk from Market Street in Ashby-de-la-Zouch is this delightful three-bedroom detached property. A welcoming entrance hallway leads you straight ahead into an inviting living room featuring a gas fireplace framed by decorative rock and tiling. Connecting is a cosy conservatory that offers a peaceful retreat with views over the well-maintained rear garden, bordered by a rich variety of hedges and conifers that provide both greenery and privacy.

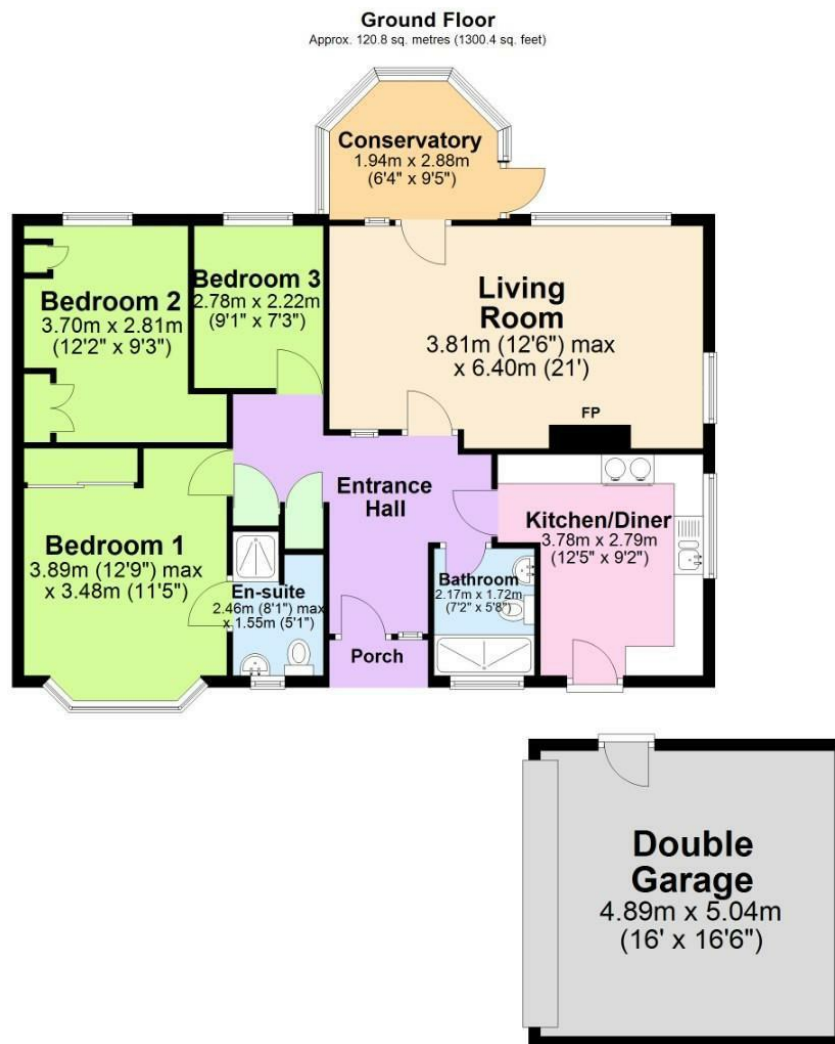
To the left of the hallway are three well-proportioned bedrooms. Two benefit from fitted wardrobes, while the primary bedroom also enjoys the additional luxury of an en-suite shower room.

The kitchen and dining area provide a warm, practical space for family meals, enhanced by wooden cabinetry, an integrated hob, and a separate oven and grill. From here, there's direct access to the outside, leading conveniently to the double garage and side entrance to the west facing garden. Completing the layout is a ground floor bathroom, adding extra convenience for family and guests alike.

To the front, the property enjoys ample parking space and a private front garden, ensuring both practicality and seclusion.

This property enjoys a convenient location with a great mix of local amenities and strong transport links. The nearby town centre offers supermarkets, cafés, restaurants, and independent shops along Market Street. Schools such as Ashby School and Willesley Primary are well regarded and close by. For leisure, residents can enjoy the Bath Grounds, Ashby Castle, and Hood Park Leisure Centre with its outdoor lido. Easy access to major driving routes, including the A511 towards Burton upon Trent, the A42 connecting to the M1 for Leicester, Nottingham, and Birmingham, and the A444 for routes south toward Nuneaton.





Total area: approx. 120.8 sq. metres (1300.4 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.



EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		67
(39-54) E	47	
(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		

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