



144 Woodside

| LE65 2NU | Guide Price £325,000

ROYSTON  
& LUND

- Guide Price £325,000 - £350,000
- Shaker-Style Kitchen
- Refitted Modern Shower Room
- Located in the Market Town of Ashby de la Zouch.
- Freehold
- Three Bedroom Detached Bungalow
- Lounge With Large Windows
- Private Garden with Patio Area and Lawn.
- EPC C
- Council Tax D





Offers in the Region of £325,000 - £350,000

Welcome to this three bedroom detached bungalow in a desirable location in the Market Town of Ashby de la Zouch.

Tucked away towards the end of the Cul-de-Sac this delightful bungalow is a must see! The home has a wonderfully spacious resin driveway with enough space for ample vehicles' and access to the attached single garage with electric door.

You enter the home into a spacious hallway having storage cupboard and doors leading to the lounge and kitchen. The lounge is a beautiful size and has a large window overlooking the front elevation and access into the rear hallway with bedrooms and fresh shower room.

The kitchen has a range of light wood shaker style cupboards and drawers with pale speckled work tops over, with tiled splashbacks. In addition you have a breakfast bar. The kitchen has an integrated oven and hob, fridge/freezer plus single drainer sink unit. There is two large window to the side elevation and door to the lobby/utility room with additional cupboard space and door to the rear garden.

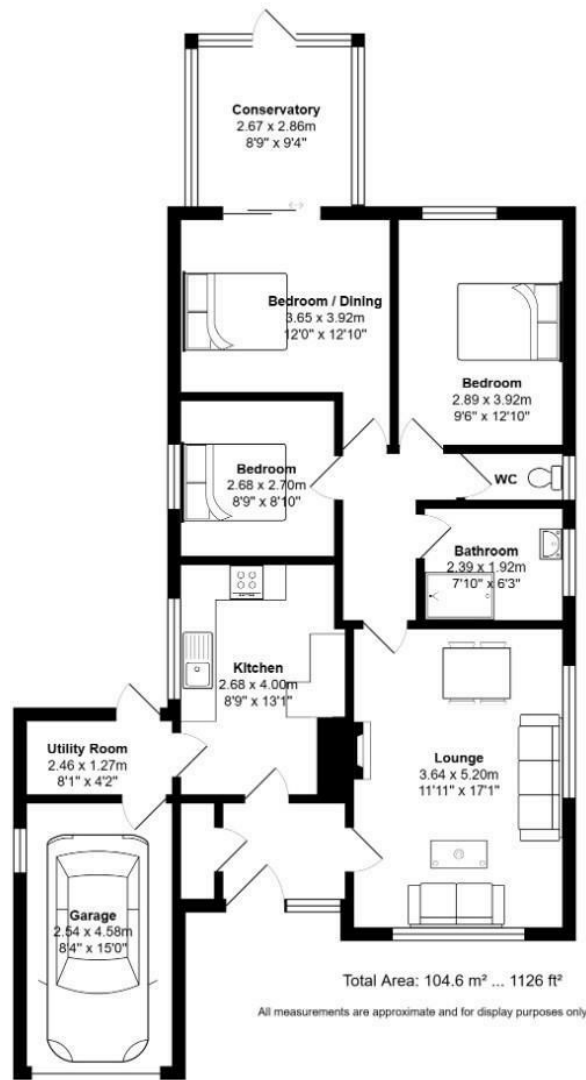
Set to the rear of the home there are three bedrooms, refitted modern shower room and separate wc. One of the bedrooms at the rear leads out to a conservatory so this room is quite versatile potentially could also adapt to a reading room or dining room.

Outside it has a good sized private garden with patio area and lawn.

Want to view? Call now for you personal appointment.

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### EPC

#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>77</b>	<b>80</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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