



82 School Lane

| LE65 2RJ | Guide Price £350,000 to £365,000

ROYSTON  
& LUND



- Offers in the Region £350,000
- A Beautifully Presented Three Bedroom Detached
- Integrated Kitchen/Diner Featuring a Contemporary Kitchen with Built in Appliances
- Main Bedroom En-suite Bathroom
- Separate Bath & Shower Bathroom
- Separate Utility
- Ground Floor WC
- Well-Maintained Garden with Stone Paving, Turf, and Decking
- Attached Garage
- Council Tax Band - D / Freehold/ EPC Rating - B





A superb opportunity on a popular development in Ashby-de-la-Zouch, this beautifully presented, modern 3-bedroom detached home offers outstanding value in a sought-after location. With a desirable Energy Performance Certificate (EPC) rating of B, this is a "move-in ready" property, ideal for families and couples looking to settle straight in without the stress of renovations or high running costs.

Ground Floor Living Designed for Modern Life: \* Bright Living Room: A separate, bright and welcoming reception room for relaxing. \* Integrated Kitchen/Diner: The heart of the home, featuring a contemporary kitchen with high-quality integrated appliances and ample space for dining. French doors open directly onto the garden patio, creating a perfect flow for entertaining. \* Ultimate Practicality: Includes a separate utility room, large under-stairs storage space, a downstairs WC, and internal access to the attached garage, offering essential storage and convenience.

Three Generous Bedrooms; the spacious main bedroom serves as a private retreat, complete with large built-in wardrobe space and en-suite shower room. The two additional well-proportioned double bedrooms share a contemporary family bathroom, featuring the sought-after combination of a separate bath and shower.

Outdoor Space and Location Benefits: \* Well-Maintained Garden: A low-maintenance, tiered rear garden featuring a patio, lawned area, and composite decking making it perfect for summer dining and secure for children. \* Parking & Garage: private driveway with room for two cars side by side, plus a secure attached garage.

Prime Location: Close proximity to a doctor's surgery, pharmacy, primary school, cafe and shop. A 20-minute walk to Ashby-de-la-Zouch town centre's shops, cafés, and pubs. Benefits from great local schooling, including Ashby School, and leisure facilities like Hood Park

\*There is an Annual Estate Charge\*







### 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>	<b>82</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 energy efficient - higher running costs		

#### England & Wales EU Directive 2002/91/EC

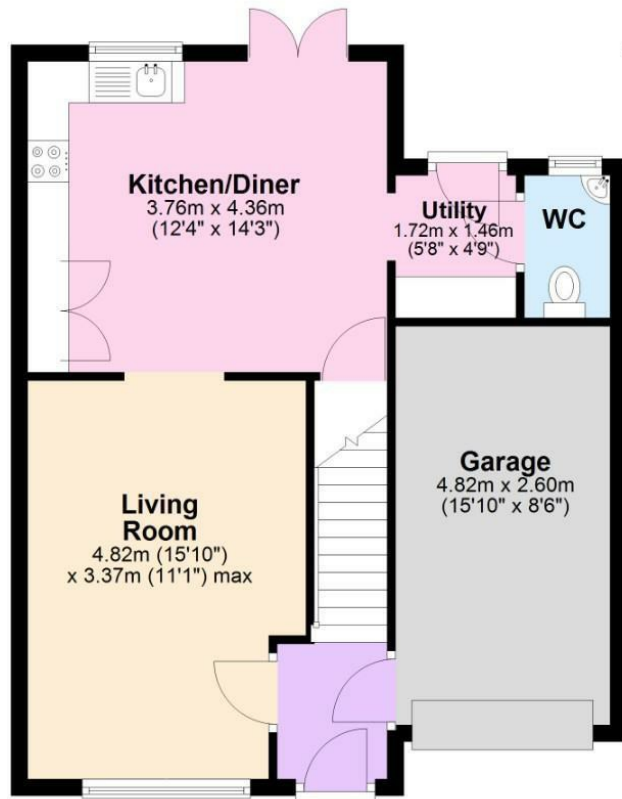
#### Environmental Impact (CO<sub>2</sub>) Rating

	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		

#### England & Wales EU Directive 2002/91/EC

### Ground Floor

Approx. 55.7 sq. metres (600.1 sq. feet)



### First Floor

Approx. 50.8 sq. metres (546.6 sq. feet)



Total area: approx. 106.5 sq. metres (1146.7 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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