



4 Wilfred Gardens

| LE65 2GX | Asking Price £375,000

ROYSTON
& LUND

- Asking Price: £375,000
- Stunning Interior
- Single Garage
- Walking Distance From The Centre Of Ashby
- EPC Rating - D
- Two Bedroom Detached Bungalow
- Ample Off Street Parking
- Modern Fitted Kitchen And Bathroom
- Excellent Transport Links
- Freehold - Council Tax Band = D





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Situated within a private cul-de-sac, this beautifully renovated two-bedroom detached bungalow is finished to an immaculate standard and lies approximately five minutes' walk from Ashby's Market Street. With generous parking, a garage and a sizeable garden, it is ideally suited to downsizers or first-time buyers.

The accommodation begins with an entrance porch and WC, leading into a stylish kitchen and dining room fitted with high-quality units and an integrated oven with space for additional appliances. The bright living room features a front bay window and log burner-effect electric fire, while a separate snug or office provides flexible additional space and side access.

Both bedrooms are generous doubles, with the principal bedroom benefiting from French doors opening onto the rear garden. A modern tiled bathroom includes a walk-in shower, wash basin and WC.

Outside, the frontage provides parking for two vehicles alongside a single garage with an electric roller door. The enclosed rear garden features a lawn, patio seating areas, planted borders and a craft cabin, available by separate negotiation.

For more information: https://reports.sprift.com/property-report/?access_report_id=5621747

Freehold





Total area: approx. 84.3 sq. metres (907.5 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		86
(69-80) C		
(55-68) D	58	
(39-54) E		
(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		
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Not environmentally friendly - higher CO ₂ emissions		

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