



R
&L

53 The Callis

| LE65 2JG | Guide Price £375,000

ROYSTON
& LUND

- Guide Price: £375,000 - £400,000
- Popular Location of Ashby-de-la-Zouch
- Four Reception Rooms
- Close to Numerous Amenities
- EPC: C
- Three Bedroom Bungalow
- Spacious Kitchen with Separate Utility
- Off-Road Parking for Multiple Vehicles
- Council Tax: C
- Freehold





*** Guide Price: £375,000 - £400,000 ***

A generously proportioned three-bedroom detached bungalow situated in the popular market town of Ashby-de-la-Zouch, offering spacious and versatile single-storey accommodation.

An inner porch opens into the entrance hall, providing access to the main reception rooms. The spacious living room features a characterful fireplace. The kitchen offers a range of fitted units, ample worktop space, integrated appliances and a breakfast bar. An adjoining utility room provides further storage, space for appliances and external access.

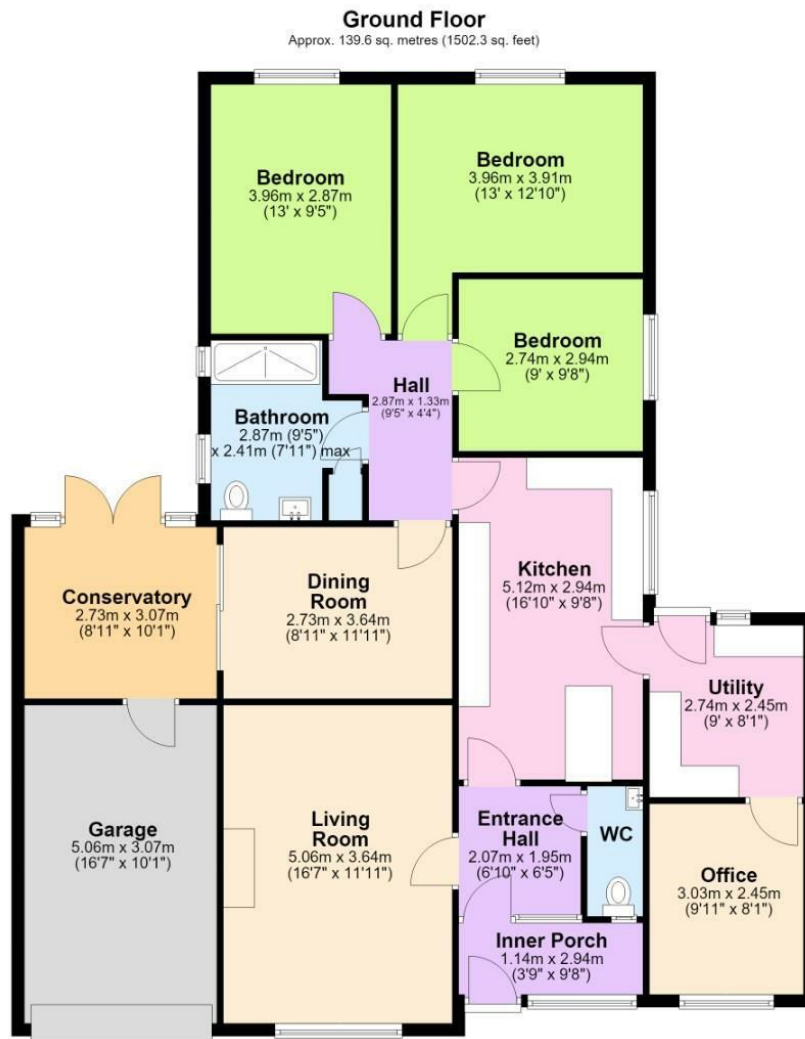
An inner hallway from the kitchen leads to a separate dining room, with sliding doors which connect the dining room to the conservatory, creating a bright additional seating area with direct access to the rear garden. The hall also leads to three well-proportioned bedrooms, including two generous doubles, alongside a modern family bathroom featuring a walk-in shower. The property also benefits from a versatile home office and a convenient WC.

Outside, the driveway provides off-road parking for multiple vehicles and access to the integral single garage. To the rear is an established garden with a patio, complemented by a lawn and mature planting.

For more information: https://reports.sprift.com/property-report/?access_report_id=5534749

Freehold



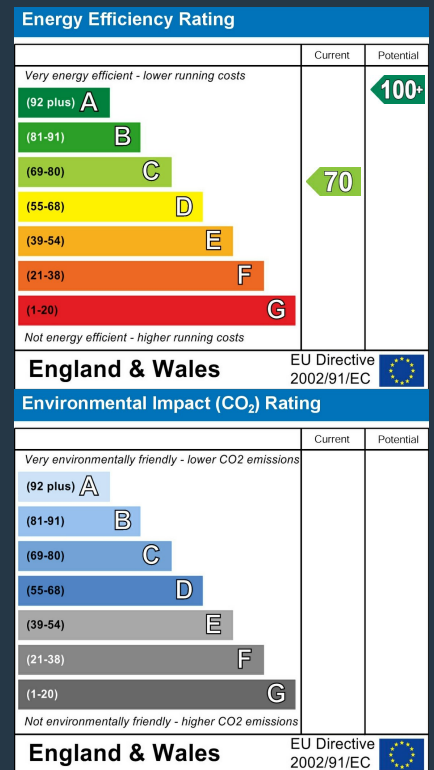


Total area: approx. 139.6 sq. metres (1502.3 sq. feet)

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



**ROYSTON
& LUND**