



19 Bishop Hall Road

| LE65 2UW | Guide Price £375,000

ROYSTON  
& LUND



- Guide Price of £375,000 to £400,000
- Four Bedrooms
- Landscaped Rear Garden
- Built In Wardrobes & En-Suite To Main Bedroom
- EPC Rating B - Freehold
- Detached Family Home to Single Garage
- Fully Integrated Kitchen & Utility Room
- Annual Estate Charge - £158.40
- Council Tax Band E





Guide Price of £375,000 to £400,000

Royston and Lund are delighted to bring to the market this immaculately presented four bedroom detached family home in Ashby de la Zouch. Situated on a highly sought after modern development just 1.2 miles from Market Street in the centre of Ashby, that has a wide range of amenities including restaurants, pubs, coffee shops, independent shops and supermarkets.



Entering into the hallway that benefits from a downstairs WC, there is access into the lounge, kitchen/diner and stairs to the first floor. The kitchen area benefits from a range of fully integrated appliances including a low level oven, hob, extractor fan, fridge/freezer, dishwasher and a separate utility room that has space for a freestanding washing machine, understairs storage cupboard and access to the garden. To the first floor there are four bedrooms and a three piece bathroom consisting of bath with shower overhead, WC and wash basin. The main bedroom has built in wardrobes, as well as an en-suite shower room consisting of a shower, WC and wash basin. To the front of the property there is off street parking for two vehicles and a single garage with secure gated access down the side. To the rear there is a landscaped garden with a patio area, lawn, mature shrubs and fenced boundaries.

\*\*\*Annual Estate Charge £158.40\*\*\*\*





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 firms 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) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>84</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>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		

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