



10 Isaac Grove

| LE65 2AQ | Guide Price £270,000 - £280,000

ROYSTON
& LUND

- Three Bedroom Semi-Detached
- Generous Living Room Size
- Ground Floor WC
- Well Kept South-East Facing Garden
- EPC Rating - C
- Fresh Interior
- Modernised Kitchen
- En-suite Bathroom
- No Upward Chain
- Council Tax Band - C





Guide Price Of £260,000 to £270,000

No Upward Chain

Royston and Lund are delighted to bring to the market this three bedroom semi detached home within Ashby De La Zouch.

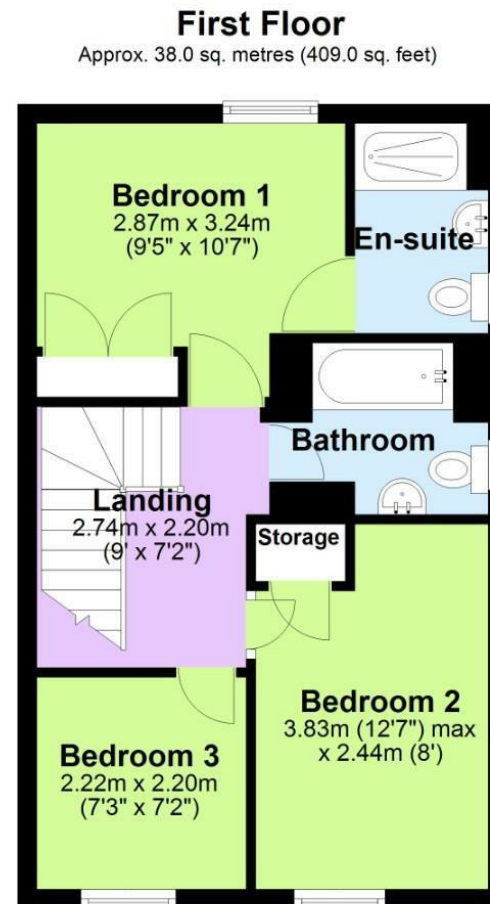
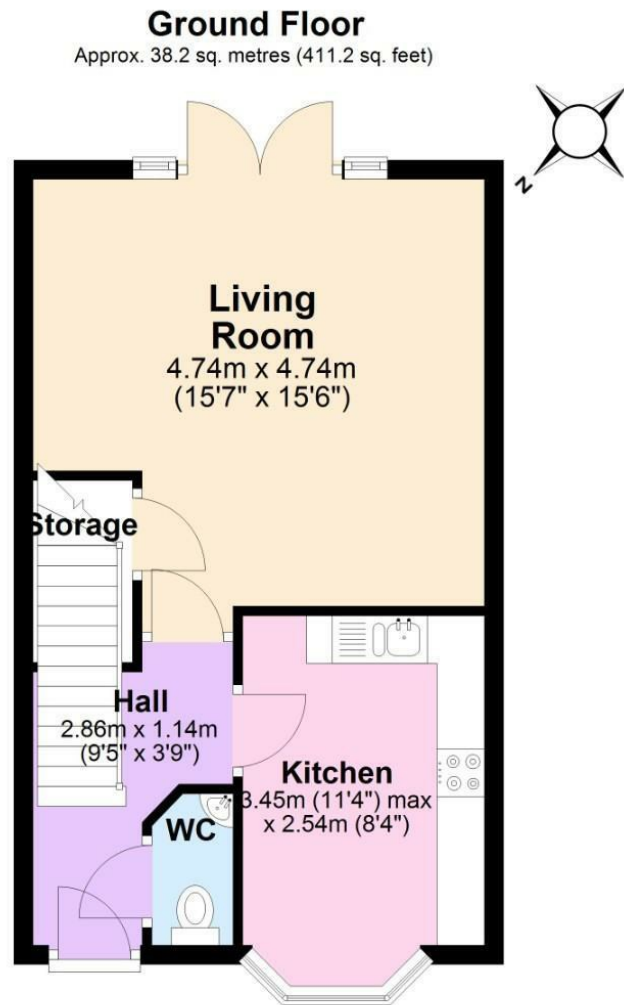
Inside, you're welcomed by a generous living room, The kitchen provides both functionality and style, featuring contemporary fittings and finishes, ideal for everyday living and hosting. A convenient downstairs WC adds to the practicality of the ground floor layout.

Upstairs, the home continues to impress with three well-sized bedrooms. The master bedroom benefits from an en-suite bathroom and fitted wardrobes, offering both comfort and storage. A modern family bathroom serves the remaining bedrooms, making the space ideal for growing families or visiting guests.

To the rear, the peaceful garden features a set of steps leading to a raised area, with bordered shrub planting adding a touch of greenery and calm. It's the perfect spot to unwind and enjoy outdoor time in privacy.

With its clean, contemporary finish, thoughtful layout, and allocated parking space, this home is a fantastic option for anyone looking for comfort, style, and a quiet place to call home.





Total area: approx. 76.2 sq. metres (820.2 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		91
(81-91) B		
(69-80) C	78	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) 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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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