



12 Dairy Lane

| LE65 2AW | Guide Price £280,000

ROYSTON
& LUND

- Guide Price £280,000-£285,000
- Modern Kitchen/Diner with Built-in Appliances
- Family Bathroom and Downstairs W. C.
- Single Garage and Parking for Multiple Vehicles
- Council Tax C
- Three Bedroom Family Home
- Master Bedroom with Built in Storage and En suite
- Close to Numerous Amenities
- EPC B
- Freehold





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Royston and Lund are delighted to present this exceptional three-bedroom semi-detached family home, situated on a modern development in Ashby-de-la-Zouch, less than one mile from the High Street. Finished to a high standard throughout, the property offers generous living space and is ready for immediate occupation, making it ideal for modern family life.

The home opens into a welcoming entrance hallway, providing access to the living room and stairs leading to the first floor. The living room benefits from multiple windows, creating a bright and airy space.

To the rear of the property, the modern kitchen/diner offers ample storage and workspace, along with integrated appliances including an oven, hob, dishwasher and fridge. Patio doors lead directly to the garden, making this an excellent space for family dining and entertaining. A convenient downstairs WC is accessed via the kitchen.

Upstairs, the landing provides access to a single bedroom and a well-proportioned double bedroom. The family bathroom is finished with stylish modern tiling and features a bath with an overhead shower.

The principal bedroom benefits from built-in storage, two windows allowing plenty of natural light, and a private en-suite shower room for added comfort and convenience. Externally, the rear garden features a patio seating area, lawn and fenced boundaries, providing an ideal space for outdoor entertaining and family use. The property also benefits from a single garage and a driveway providing parking for two additional vehicles.

For More Information; https://reports.sprift.com/property-report/?access_report_id=5100228





Total area: approx. 104.3 sq. metres (1122.3 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

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	84	
(69-80) C		
(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 (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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