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11 Cotswold Way

| LE65 1ET | Asking Price £525,000

ROYSTON
& LUND

- Asking Price: £525,000
- Popular Location of Ashby-de-la-Zouch
- Four Bedroom Detached Family Home
- Open Plan Kitchen/Dining Room
- Bi-Fold Doors Open to Private Rear Garden
- First Floor Family Bathroom + 2 En-Suites
- Off Road Parking for Two Vehicles
- Close to Numerous Amenities
- Council Tax: E // EPC: D
- Freehold





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A spacious and beautifully presented four bedroom detached family home situated in the popular market town of Ashby-de-la-Zouch. Offering generous accommodation throughout, the property benefits from an impressive open-plan kitchen/dining/family room, two en-suite bedrooms and ample off-street parking.

The ground floor accommodation begins with a welcoming entrance hall providing access to the principal reception rooms and stairs to the first floor. The living room is a bright and generous space with a large front aspect window allowing plenty of natural light. To the rear, the impressive open-plan kitchen/dining/family room forms the heart of the home, featuring modern fitted units, integrated appliances and a central island with breakfast bar seating. There is ample space for both dining and lounge furniture, while large bi-fold doors open directly onto the rear garden.

The former garage has been partially converted, retaining useful storage space accessed via the original garage door and internal access, with the remainder providing a practical utility area. The ground floor is completed by a convenient WC.

To the first floor are four well proportioned bedrooms. The two larger bedrooms overlook the rear garden and each benefit from their own private en-suite shower room. The remaining two bedrooms are served by the family bathroom, comprising a bath with shower overhead, wash basin and WC.

Outside, the north-facing rear garden offers a pleasant and established space with a generous patio for outdoor seating, lawn and mature planted borders.

To the front is a lawned garden alongside a private driveway providing off-street parking for multiple vehicles.

For more information: https://reports.sprift.com/property-report/?access_report_id=5529108

Freehold



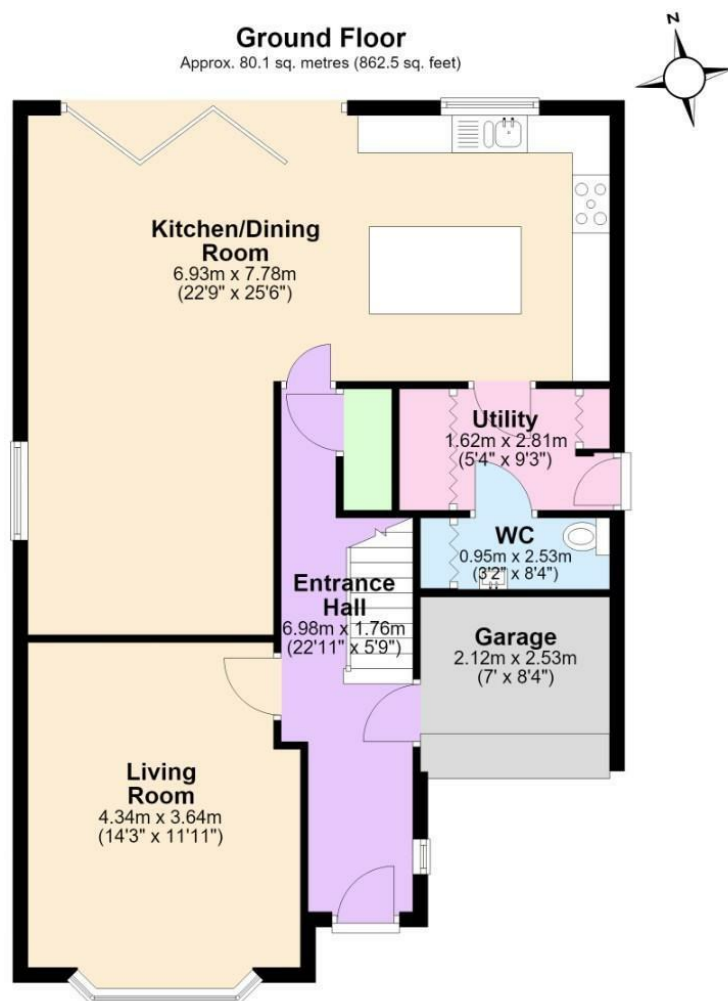


EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	67	80
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		

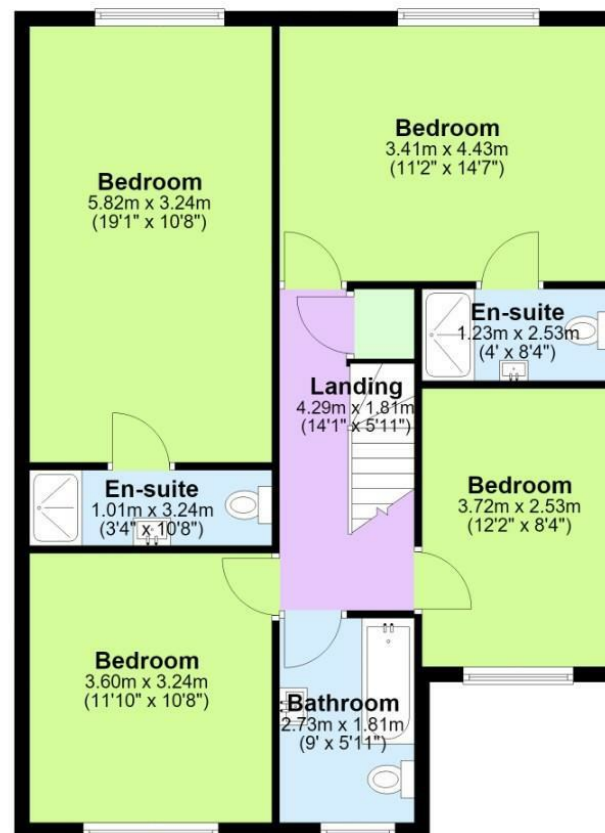
Ground Floor

Approx. 80.1 sq. metres (862.5 sq. feet)



First Floor

Approx. 77.2 sq. metres (830.6 sq. feet)



Total area: approx. 157.3 sq. metres (1693.2 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.

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