

# 48 Saxon Way

| LE65 2JR | Guide Price £220,000

ROYSTON & LUND

- Guide Price: £220,000 - £230,000
- First Floor Bathroom
- North Facing Rear Garden
- Popular Location of Ashby-de-la-Zouch
- EPC: C
- Three Bedroom End Terrace
- Kitchen - Recently Fitted
- Off-road Parking
- Council Tax: B
- Freehold

















***Guide Price: £220,000 - £230,000** Motivated sellers.

Royston & Lund are delighted to present this beautifully maintained three-bedroom end-terrace home, offered to the market with a guide price of £220,000 - £230,000 and ideally situated within the ever-popular market town of Ashby-de-la-Zouch. Combining modern updates with well-proportioned accommodation, this attractive property is perfectly suited to first-time buyers or growing families.

Upon entering, you are welcomed into a bright and spacious living room, offering a comfortable and inviting setting for both everyday living and relaxing. To the rear, the recently fitted kitchen provides a stylish and contemporary space, thoughtfully designed with modern units, quality work surfaces and ample room for dining, while also offering direct access to the rear garden.

The first floor hosts three bedrooms, including a generous principal bedroom, alongside a well-appointed family bathroom, creating practical and versatile accommodation to suit a variety of lifestyles. The bathroom features a three-piece suite, including a bath with overhead shower.

Externally, the property benefits from an enclosed rear garden, providing an ideal outdoor space for entertaining, gardening or simply unwinding in privacy. Whilst a gravel driveway to the front of the property provides off-road parking for at least two vehicles.

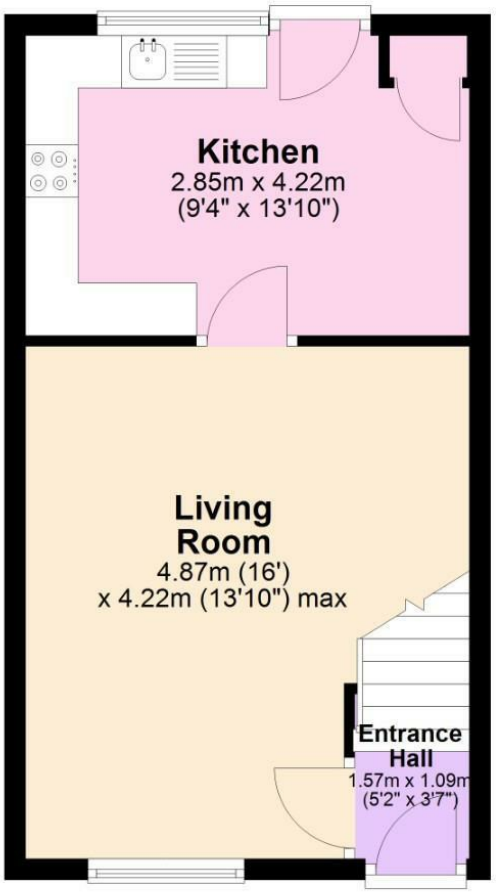
Positioned in a highly desirable location close to Ashby-de-la-Zouch's excellent amenities, schools and transport links, this charming home offers a fantastic opportunity to acquire a stylish and conveniently located property in one of the area's most sought-after settings.

For more information: https://reports.sprift.com/property-report/?access_report_id=5268498

Freehold

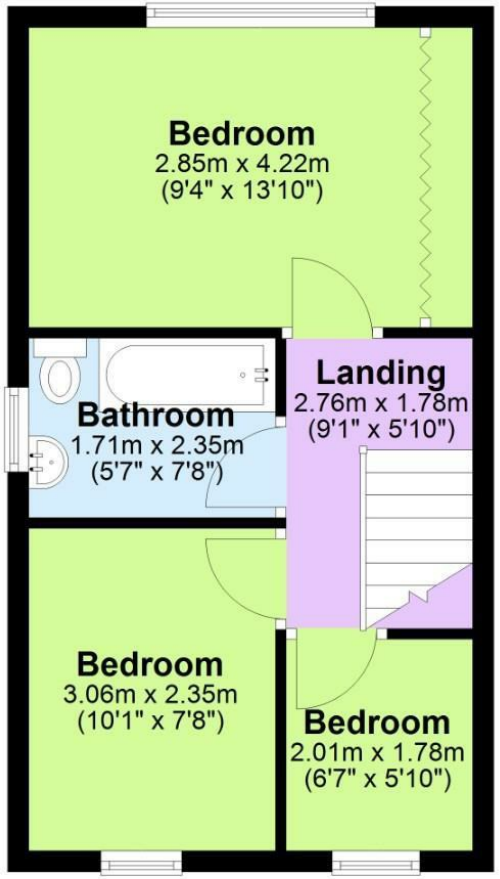
## Ground Floor

Approx. 33.0 sq. metres (355.3 sq. feet)




## First Floor

Approx. 33.0 sq. metres (355.3 sq. feet)




Total area: approx. 66.0 sq. metres (710.7 sq. feet)

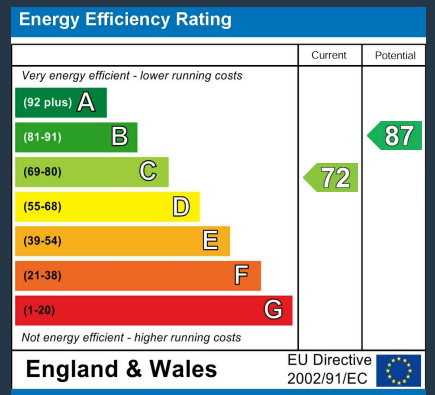
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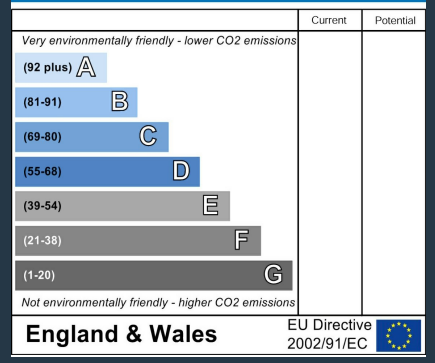
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## EPC




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