

79 School Lane

| LE65 2RJ | Price £650,000

ROYSTON & LUND

- Price: £650,000
- Spacious Kitchen/Dining Room with Bi-Fold Doors
- Second Floor Principle Suite with Bathroom
- Popular Location of Ashby-de-la-Zouch
- Council Tax: F // EPC: B // Freehold
- Substantial Five Bedroom Detached Family Home
- First Floor Double Bedroom with En-Suite
- Ample Driveway & Double Garage
- Close to Numerous Amenities and Transport Links
- Estate Management Fee: approx. £253 p/a

















Price: £650,000

Situated in the popular market town of Ashby-de-la-Zouch, this impressive five-bedroom detached family home offers spacious accommodation across three floors. Highlights include a superb open-plan kitchen and dining room, three bathrooms, a home office, ample off-road parking, a detached double garage and a desirable south-facing garden. Early viewing is highly recommended.

The property opens into a welcoming entrance hall providing access to the principal ground-floor rooms, a WC and stairs to the first floor. At the heart of the home is the impressive open-plan kitchen and dining room, featuring a large central island, an open ceiling and plenty of natural light from the numerous windows and bi-folding doors. A separate utility room provides additional practicality.

The generous living room offers plenty of space for the whole family, while the separate office is ideal for anyone working from home and could alternatively be used as a playroom or snug.

The first floor comprises four well-proportioned double bedrooms. The spacious principal bedroom is approached via a walkway with excellent built-in storage and benefits from a contemporary en-suite shower room. The remaining bedrooms are served by a modern family bathroom with a bath and separate shower.

The second floor opens onto a spacious landing, currently used as an additional seating area, with further built-in storage and access to another shower room. This level also features a generous fifth double bedroom filled with natural light.

Outside, a spacious driveway provides ample off-road parking and detached double garage. The attractive south-facing rear garden includes a paved seating area beneath a timber pergola, a lawn and established planting.

Property subject to an estate charge of approximately £253 p/a, please contact your solicitors for additional information.

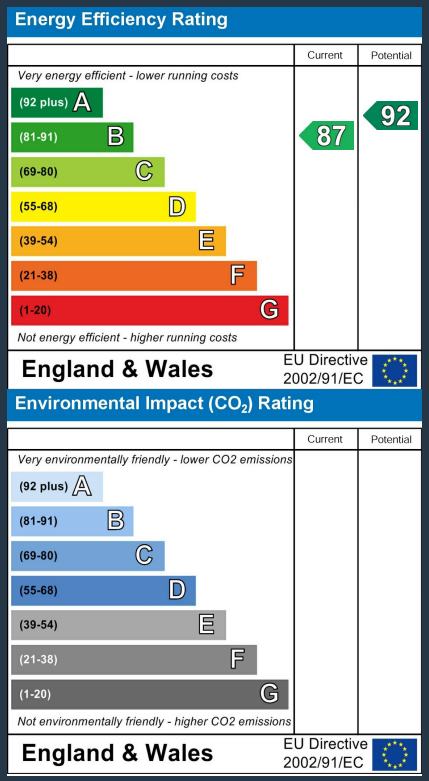
For more information: https://reports.sprift.com/property-report/?access_report_id=5629754

Freehold



Total area: approx. 253.0 sq. metres (2722.7 sq. feet)

EPC



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.

ROYSTON & LUND