



16 Brick Kiln Lane

| LE65 2WH | Offers In The Region Of £270,000

ROYSTON
& LUND

- Offers in the Region of £270,000
- Three Bedroom Semi-Detached
- Modern Fitted Kitchen with Integrated
- Family Bathroom and Ground Floor WC
- EPC Rating - B
- South Facing Garden
- Good Sized Living Room
- Conservatory with Underfloor Heating
- Freehold
- Council Tax Band - C





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A well-presented three-bedroom modern semi-detached home offering comfortable living in a modern and practical layout located within walking distance of the market town of Ashby-de-la-Zouch.

Step through the entrance hallway into a bright and spacious living room. Through to the kitchen/diner with a range of modern wall and floor units with a range of integrated appliances. Double doors lead you into the conservatory with underfloor heating; in turn opening through patio doors to the south facing garden. There is also a convenient ground floor WC.

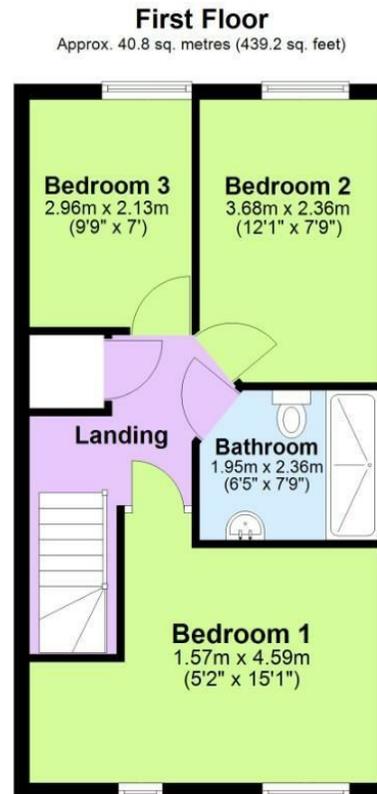
On the first floor, there are three good bedrooms, the main double bedroom has dual aspect windows to the front, all served by a modern family bathroom.

To the front of the property, there is a double parking space, providing convenient off-road parking.

Locally, there are shops, supermarkets, cafés, and restaurants just a short walk or drive away. Local schools are well-rated, making it a good area for families. The town also has parks, open green spaces, and places to walk, including Ashby Castle and the Bath Grounds.

Annual Management Fee Applies





Total area: approx. 88.5 sq. metres (952.6 sq. feet)



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 (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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