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1 Kiln Close

Lount | LE65 1SY | Guide Price £325,000

ROYSTON
& LUND

- Guide Price £325,000 - £335,000
- Large Kitchen/Diner with Patio Doors to the Garden
- En-Suite Shower Room to Principle Bedroom
- Single Garage, Rear has been Converted into a Home Office
- Council Tax D // EPC C
- Three Bedroom Detached Family Home
- Large Triple Aspect Lounge with Feature Beams and Fireplace
- Four Piece Family Bathroom and Downstairs WC
- Garden with Patio Area
- Freehold





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Situated in the desirable village of Lount, this three-bedroom detached family home is set within a small modern development overlooking a pleasant green. Ideally located, the property offers convenient access to Ashby-de-la-Zouch and the scenic walks of the National Forest, making it perfect for both commuters and nature lovers.

Upon entering, you are welcomed by a spacious hallway leading to a triple-aspect lounge on the right, featuring character ceiling beams and a charming fireplace. To the rear of the property is a generous kitchen/diner, designed for modern living, with patio doors opening onto the garden. The kitchen is fitted with a range of contemporary wall and base units, along with integrated appliances including an oven, hob, extractor, fridge/freezer, and dishwasher. A large pantry provides excellent additional storage. There is also a separate utility room with space for further appliances and direct access to the garden, as well as a convenient downstairs WC.

Upstairs, the property offers three well-proportioned double bedrooms. The principal bedroom benefits from its own en suite shower room, while the remaining bedrooms are served by a stylish four-piece family bathroom. Dual-aspect windows throughout create a bright and airy atmosphere.

Externally, the property includes a single garage, part of which has been thoughtfully converted into a home office—ideal for remote working. The private rear garden is mainly laid to lawn and features a spacious patio area, perfect for outdoor dining and entertaining.

For More Information; https://reports.sprift.com/property-report/?access_report_id=5118146

**** Annual Management Charge Applies ****





EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	83
(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

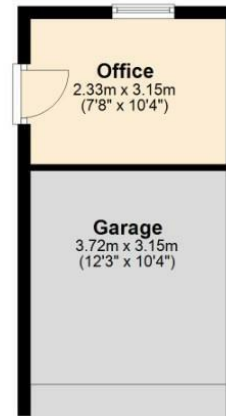
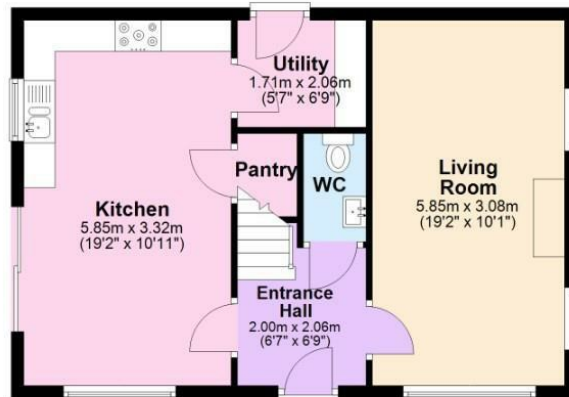
Environmental Impact (CO₂) Rating

	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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC

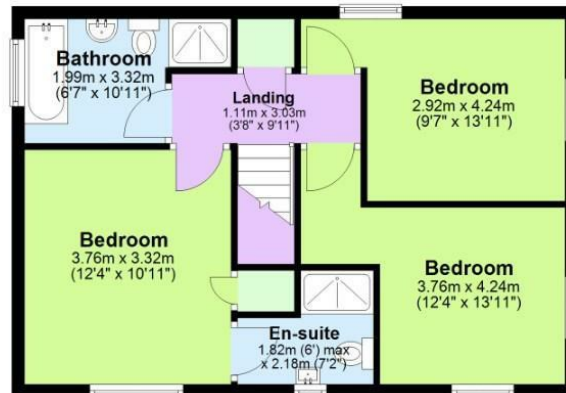
Ground Floor

Approx. 70.1 sq. metres (754.7 sq. feet)



First Floor

Approx. 50.7 sq. metres (546.2 sq. feet)



Total area: approx. 120.9 sq. metres (1300.9 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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