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54 Spring Avenue

| LE65 2RB | Guide Price £450,000

ROYSTON
& LUND

- Guide Price: £450,000 - £475,000
- Popular Location of Ashby-de-la-Zouch
- Principle Bedroom with En-Suite
- Driveway & Integrated Garage
- Council Tax: E // EPC: B
- Four Bedroom Detached Family Home
- Fitted Kitchen/Dining Room with Bi-Fold Doors
- Utility Room & Ground Floor WC
- Close to Numerous Amenities
- Freehold - Management fee payable of approx. £256.31 p/a





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Situated on the popular Spring Avenue in Ashby-de-la-Zouch, this well-presented four-bedroom detached family home offers spacious accommodation, an integrated garage, off-road parking and a desirable south-facing rear garden. Conveniently positioned for local amenities, schools and transport links, the property is ideally suited to a growing family.

The accommodation begins with a welcoming entrance hall providing access to the living room, kitchen and dining room, stairs to the first floor and the integrated garage. The spacious living room features a bay window to the front elevation, allowing plenty of natural light into the room.

To the rear is the generously proportioned kitchen and dining room, fitted with a range of base and wall units, extensive worktop space and integrated appliances. There is ample room for a family dining table, while bi-folding doors open directly onto the patio and garden, creating an excellent space for entertaining. A separate utility room provides additional storage and space for laundry appliances, with access to a convenient ground-floor WC.

The first floor comprises four bedrooms. The principal bedroom is a generous double with built-in storage and its own private en-suite shower room. The remaining bedrooms offer flexibility for children, guests or home working and are served by a modern four-piece family bathroom, comprising a bath, separate shower enclosure, wash basin and WC.

Outside, a driveway provides off-road parking and leads to the integrated single garage. The well-planted frontage adds further kerb appeal, while the enclosed south-facing rear garden features a paved patio area, lawn and an abundance of established planting.

For more information: https://reports.sprift.com/property-report/?access_report_id=5650041

**Property is subject to an estate management fee of approximately £256.31 p/a. Please refer to your legal representative for further details.

Freehold





EPC

Energy Efficiency Rating

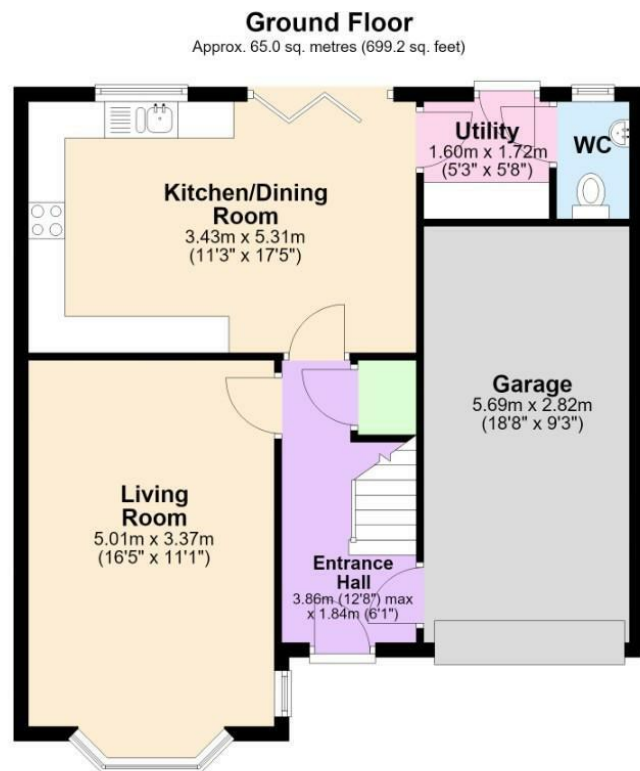
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (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



Total area: approx. 129.7 sq. metres (1395.5 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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& LUND**