



18 Marlborough Way

| LE65 2NN | Guide Price £300,000

ROYSTON
& LUND

- Guide Price of £300,000 - £320,000
- New Kitchen with Integrated Appliances
- New Boiler and Pipework Through
- Recently Landscape Driveway and Garden
- Freehold Property
- Two Bedroom Detached Bungalow
- New Bathroom
- Generously Proportioned Living Room / Dining Space
- Detached Garage with Electric Door and New Roof
- EPC Rating - C / Council Tax Band - C





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This beautifully presented two-bedroom detached bungalow is offered in true turn-key condition and is ideally located within walking distance of the popular market town of Ashby-de-la-Zouch. A wide range of amenities are easily accessible, including GP practices, pharmacies, shops, and cafés, while nearby parks and green spaces provide excellent leisure and recreational opportunities.

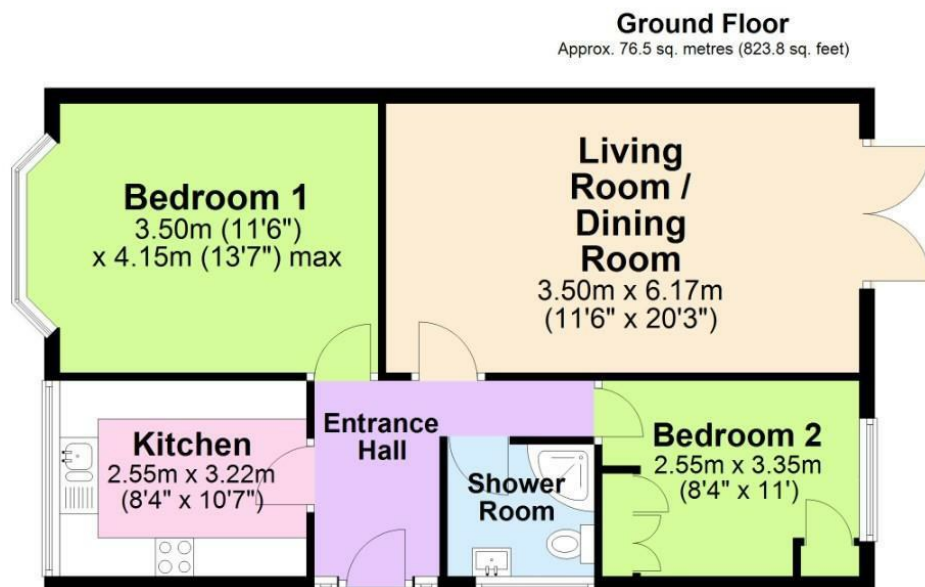
Upon entering the property, the principal bedroom is positioned straight ahead and is enhanced by a charming bay window, creating a bright and welcoming space. The heart of the home opens into a generous living and dining area, offering a versatile layout ideal for both relaxing and entertaining, with French doors leading directly onto the rear garden.

Located to the right of the entrance hall is the second bedroom, complete with integrated wardrobes and a dedicated desk area, making it perfectly suited for guests, home working, or additional storage. A centrally positioned modern shower room completes the internal accommodation.

The property has benefited from a range of recent upgrades, including a new boiler, new radiators, full replacement pipework throughout, and fitted shutters installed across all rooms, enhancing both comfort and overall finish.

Externally, the front of the property has been newly tarmacked and block paved, providing multiple off-road parking spaces. The rear garden has also been recently paved and features a neatly maintained lawn bordered by sleeper edging, complemented by a variety of shrubs and planting. A detached garage with additional storage to the rear completes this superbly presented home.





Total area: approx. 76.5 sq. metres (823.8 sq. feet)



EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	78

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



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