

11 Fettes Close

| LE65 2SB | Guide Price £260,000

ROYSTON & LUND

- PROUDLY MARKETED BY ROYSTON & LUND ESTATE AGENTS
- Three Bedroom Family Home
- Open Plan Kitchen & Dining Room
- Integrated Garage & Private Driveway
- Council Tax: B // EPC: C
- Guide Price: £260,000 - £270,000
- Popular Location of Ashby-de-la-Zouch
- First Floor Family Bathroom
- Private Rear Garden
- Freehold

















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Set in the popular market town of Ashby-de-la-Zouch, this well-presented three-bedroom family home features a bay-fronted living room and a bright dining room overlooking a private, low-maintenance garden. A driveway provides off-road parking for multiple vehicles and leads to the integral garage.

The entrance hall opens into a welcoming living room, where a bay window brings in plenty of natural light and a staircase rises to the first floor. The living room leads through to the fitted kitchen, which offers a range of wall and base units, ample worktop space, an eye-level oven and a gas hob with extractor. A wide opening connects the kitchen to the rear dining room, while a serving hatch above the sink provides a view through to the garden. The dining room has broad windows and French doors opening onto the decking, making it easy to take meals outside. The kitchen also provides internal access to the garage.

Upstairs are three well-proportioned bedrooms, including a front-facing principal bedroom with a dormer window and built-in storage. All three bedrooms are served by a family bathroom with a freestanding bath and a separate shower enclosure.

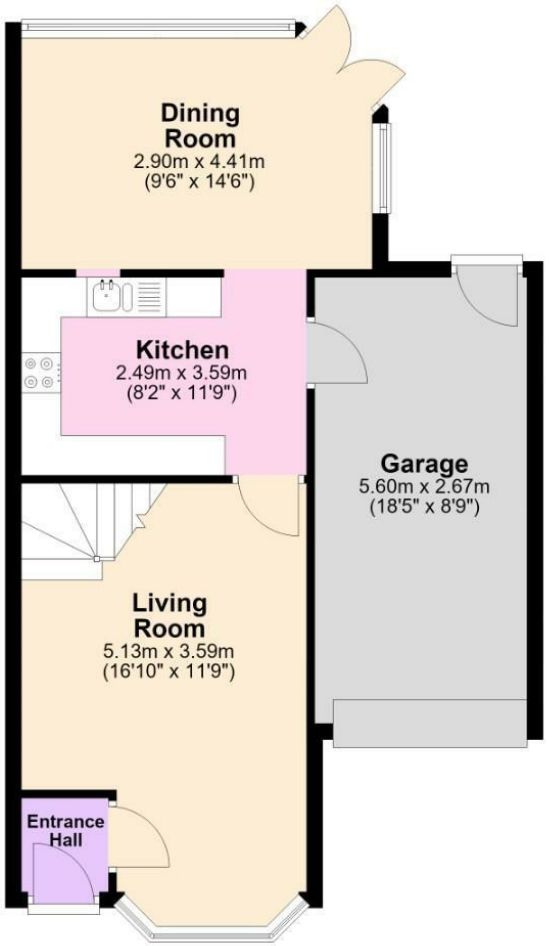
To the front, a lawn and established planting frame the approach to the house. The enclosed rear garden combines a decked seating area with paving, gravel and raised beds, while mature shrubs provide screening and greenery.

For more information: https://reports.sprift.com/property-report/?access_report_id=5812277

Freehold

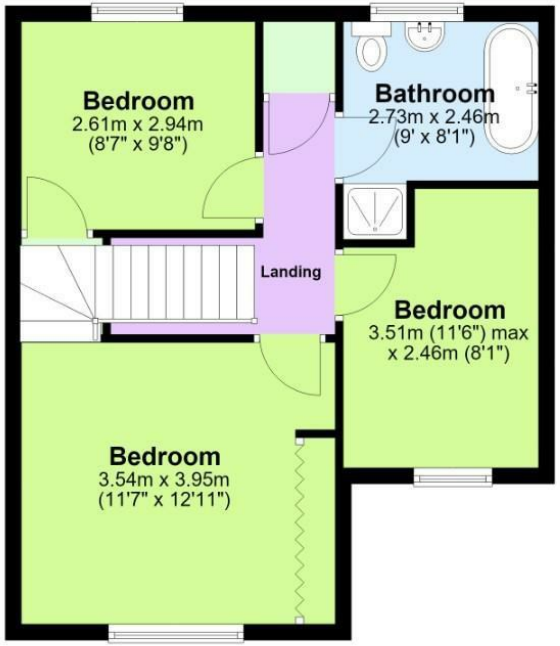
Ground Floor

Approx. 56.3 sq. metres (605.9 sq. feet)



First Floor

Approx. 44.2 sq. metres (475.6 sq. feet)



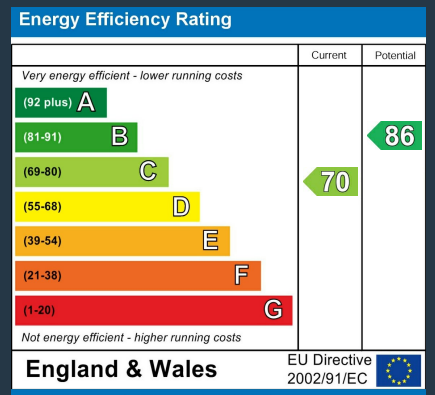
Total area: approx. 100.5 sq. metres (1081.6 sq. feet)

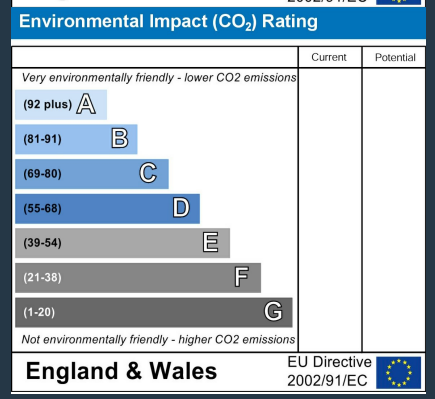
The Property Ombudsman

naea | propertymark PROTECTED

THE GUILD PROPERTY PROFESSIONALS

EPC





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