

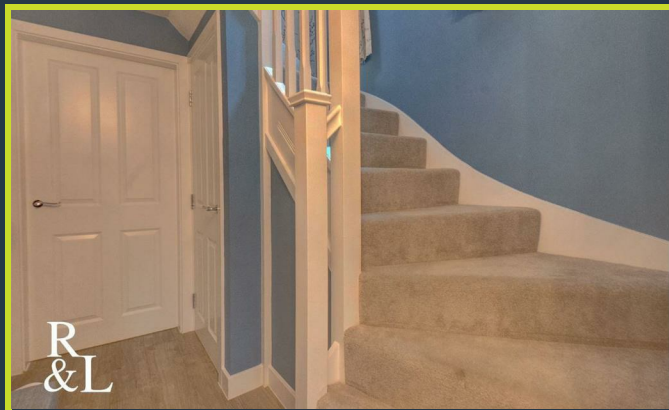


143 Spring Avenue

| LE65 2RL | Guide Price £320,000

ROYSTON
& LUND

- Guide price £320,000
- Three Bedroom Detached Family Home
- Bay Fronted Lounge
- Kitchen/Diner
- En-Suite Shower Room and Family Bathroom
- Downstairs WC
- Walking Distance to Ofsted Good Primary School, Doctors and Shops
- Driveway and Garage
- EPC Rating B - Freehold
- Council Tax Band D





A well appointed three bedroom detached family home in Ashby de la Zouch. The property benefits from off street parking with a driveway & garage and is situated within convenient distance from local amenities, Ofsted good primary school and Ashby Town Centre.

Entering into the hallway that benefits from storage and a WC, we have access into the lounge, kitchen diner and stairs to the first floor. The lounge features a bay window and the kitchen area benefits from fully integrated appliances including a fridge/freezer, dishwasher, oven, combi microwave, hob and extractor, as well as further space for a free standing washing machine.

To the first floor there are three well proportioned bedrooms with the main bedroom benefitting from an en-suite shower room and built in wardrobes. There is also a separate family bathroom consisting of a bath with shower overhead, WC and wash basin.

To the rear of the property there is an enclosed garden with a raised patio off the dining area and steps down to the lawn.





Main area: Approx. 88.0 sq. metres (947.3 sq. feet)
Plus garages, approx. 14.2 sq. metres (152.3 sq. feet)

Where every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken of any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Plan produced using PlanUp.



EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(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

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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