



1 Glenalmond Close

| LE65 2SD | Guide Price £300,000 - £310,000

ROYSTON
& LUND

- Guide Price £280,000 to £290,000
- Modern Kitchen with Integrated Appliances
- Modern Four Piece Family Bathroom
- South/East Facing Garden with Storage
- Council Tax Band - C
- Three Bedroom Detached Home
- Large Dual Aspect Lounge with Bay Window
- Driveway for Two Vehicles, CCTV and EV Charging Point
- EPC Rating - C
- Freehold





Guide Price £280,000 to £290,000

Situated in a quiet cul-de-sac location within walking distance to the market town of Ashby-de-la-Zouch. Presented to a high standard this three bedroom home has been modernised with a contemporary feel.

Entering into the hallway there is access to a large dual aspect lounge with a feature bay window, with it is a good sized under stairs storage cupboard. The room gives a warm and cosy feel for relaxing.

The kitchen/diner has been fitted with a modern range of floor and base units, built in appliances including an induction hob, extractor, oven, microwave, Fridge/Freezer, Tumble Dryer and washing machine. Dual aspect windows and a door to the south east facing garden, flooding the area with natural light.

Upstairs there are three bedrooms, the main bedroom having dual aspect windows and built in storage with real oak flooring. The second bedroom is a larger than average single bedroom and would fit a small double. The third bedroom is a single, ideal for a home office. A four piece modern family bathroom completes with underfloor heating.

Outside, the garden is mainly laid to lawn and has a patio area. There is a large resin shed ideal for storage, there is also a further storage area for bins and recycling. The driveway to the rear of the property allows for two vehicles and has CCTV and electric EV charging point.



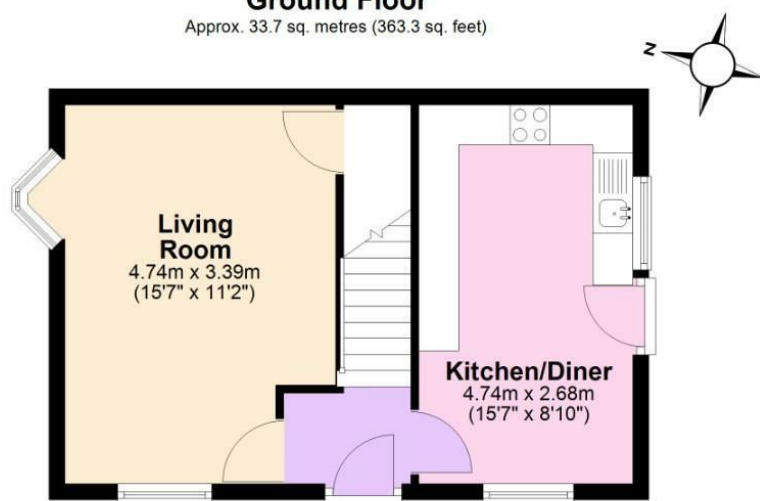


EPC

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		
	73	78
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) 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		

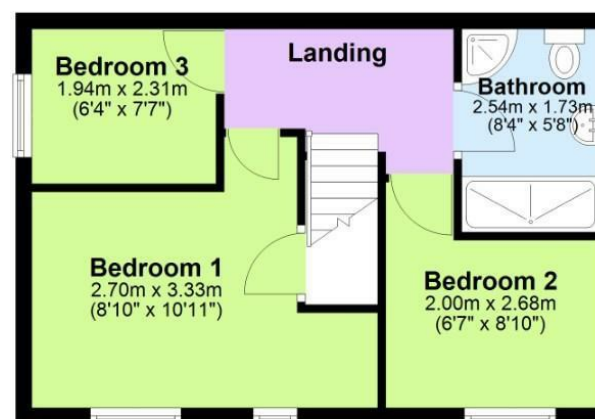
Ground Floor

Approx. 33.7 sq. metres (363.3 sq. feet)



First Floor

Approx. 33.7 sq. metres (363.0 sq. feet)



Total area: approx. 67.5 sq. metres (726.2 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.

ROYSTON
& LUND