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27 Woodcock Way

| LE65 1AX | Offers In The Region Of £425,000

ROYSTON
& LUND

- Offers in the Region of: £425,000
- Four Bedroom Detached Family Home
- First Floor Family Bathroom & Ground Floor WC
- Driveway & Garage to Rear
- Council Tax: E // EPC: B
- Popular Location of Ashby-de-la-Zouch
- Spacious Kitchen/Dining Room
- South Facing Garden with Lawn & Decking
- Two Reception Rooms
- Freehold





Situated on a quiet corner plot within a popular modern development in the sought-after market town of Ashby-de-la-Zouch. This four bedroom detached family home, opposite a green play area to the front, is ideally positioned for well-regarded schools, local amenities and excellent transport links, making it a fantastic choice for a growing family.

Ground floor accommodation comprises a welcoming entrance hall with stairs to the first floor, a convenient ground floor WC and access to two versatile reception rooms. The living room is a generous size and enjoys French doors opening onto the rear garden, creating an ideal space for relaxing or entertaining. Positioned to the front of the property is a second reception room, currently utilised as a sitting room, which would also make an excellent home office, playroom or formal dining room. The heart of the home is the spacious kitchen/dining room, offering a range of high-quality base and wall units with integrated appliances including a double oven, gas hob and extractor hood, whilst providing ample space for family dining and access to the rear garden.



To the first floor are four well-proportioned bedrooms, all accessed from a spacious landing. The principal bedroom is a generous double and benefits from its own private en-suite shower room. Bedroom two is a further spacious double, whilst bedrooms three and four offer excellent versatility for children, guests or home working. The remaining bedrooms are served by a modern three-piece family bathroom comprising a bath with shower overhead, wash basin and WC.



EPC

Energy Efficiency Rating

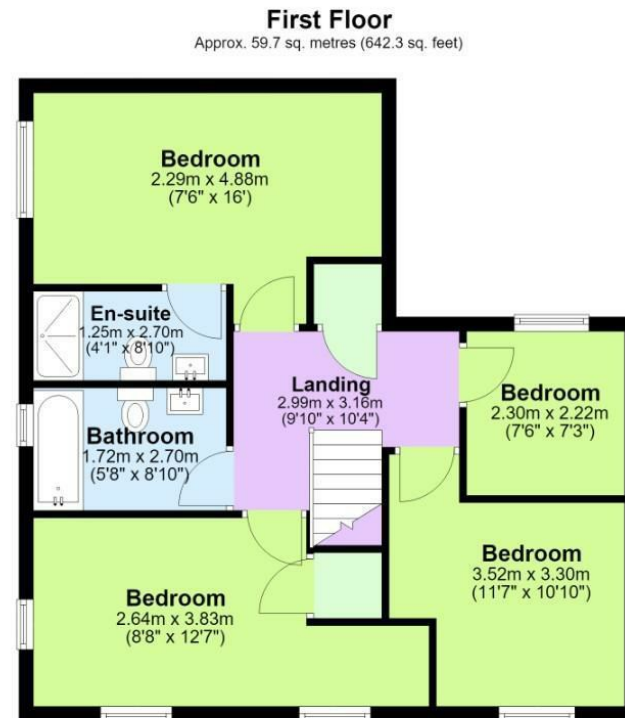
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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. 119.6 sq. metres (1287.4 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.

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