



23 Leicester Road

| LE65 1DA | Offers In The Region Of £190,000

ROYSTON  
& LUND



- End-Terraced Cottage Dating Back To The 1800s
- Within Walking Distance Of Amenities
- Breakfast Kitchen
- Bathroom With A White Suite
- Freehold
- Low Maintenance Garden with a Lovely Walled Boundary on one side
- Lounge With A Front Facing Window
- Two Bedrooms
- EPC Rating C
- Council Tax Band A







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A quaint, end-terraced cottage situated within the heart of Ashby-de-la-Zouch and is within walking distance of excellent amenities including local shops, cafes and well-regarded schools with excellent ratings. It's just off the high-street so this cottage is a great hub for commuting into the bustling historic market-town of Ashby-de-la-Zouch. Within a short walk of the property is the ruins of the historic Ashby Castle and the Bath Grounds.

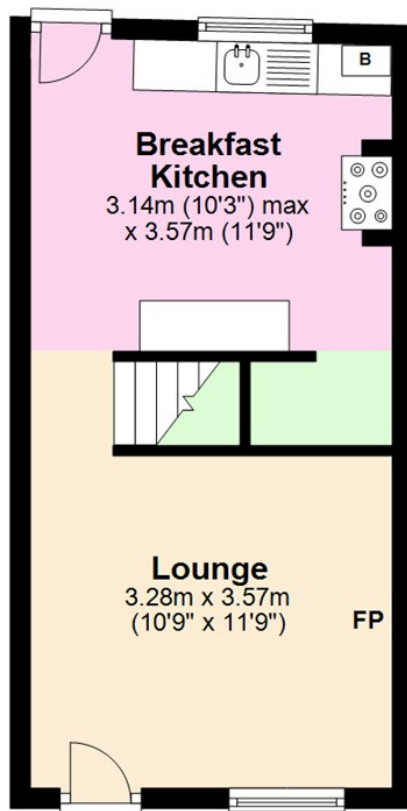
Entering the property, you are greeted by the main reception room; the lounge. This room provides access to the first floor and access to the breakfast kitchen which is located to the rear. The breakfast kitchen provides a range of units and integrated appliances including a hob, oven and an extractor fan.

To the first floor there are two bedrooms which are complemented by a bathroom which includes a three piece white suite including a bath with an overhead shower, wash basin and a WC.

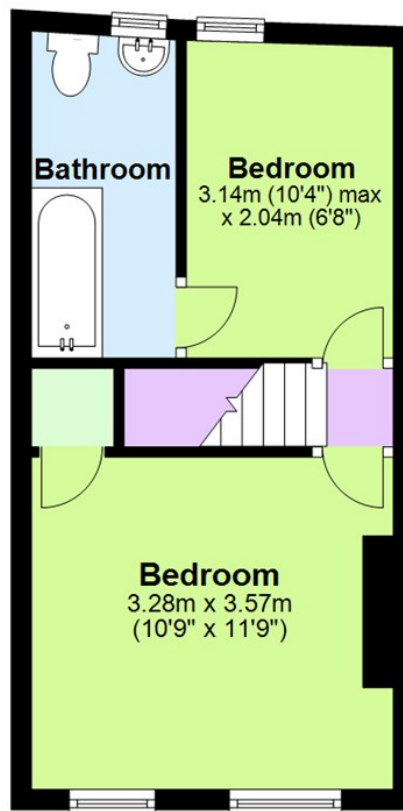
Outside, there is a low maintenance, well-maintained rear garden with a patio area which is ideal for garden furniture.



**Ground Floor**  
Approx. 26.3 sq. metres (283.2 sq. feet)



**First Floor**  
Approx. 26.4 sq. metres (284.1 sq. feet)



**Total area: approx. 52.7 sq. metres (567.3 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.

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.



**EPC**

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**England & Wales** EU Directive 2002/91/EC

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

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