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22 Malvern Crescent

| LE65 2JZ | Asking Price £300,000

ROYSTON  
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- Asking Price: £300,000
- Spacious Living/Dining Room
- Ground Floor WC & Utility
- Popular Location of Ashby-de-la-Zouch
- EPC: TBC
- Four Bedroom Family Home
- Principle Bedroom with En-Suite
- Close to Numerous Amenities
- Council Tax: B
- Freehold





\*\*\* Asking Price: £300,000 \*\*\*

A well-presented four-bedroom family home situated in Ashby-de-la-Zouch, conveniently placed for the town's wide range of shops, schools and everyday amenities.

The entrance hall provides access to the ground-floor accommodation and stairs to the first floor. The spacious living/dining room offers clearly defined areas for relaxing and entertaining, complemented by a feature fireplace. From here, the accommodation continues into the kitchen, which is fitted with ample storage, generous worktop space and a freestanding range-style cooker. A conservatory to the rear provides a flexible additional reception space and direct access to the garden.

Completing the ground floor is a separate utility room, offering further storage and space for appliances, together with access to both the front and rear of the property. A convenient WC sits off the utility room.

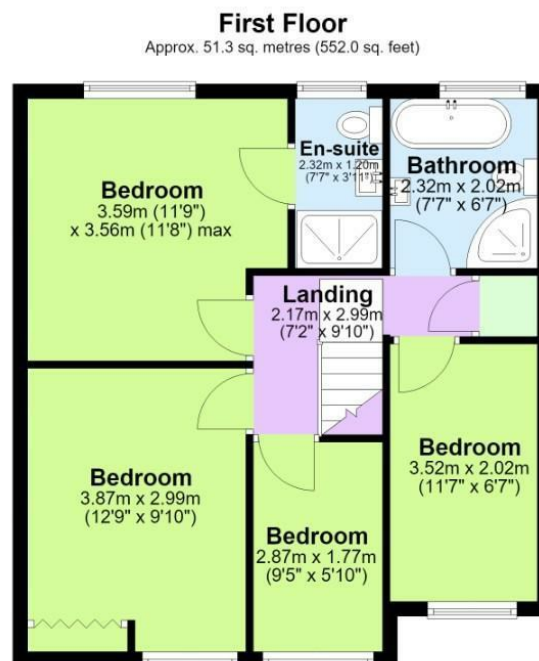
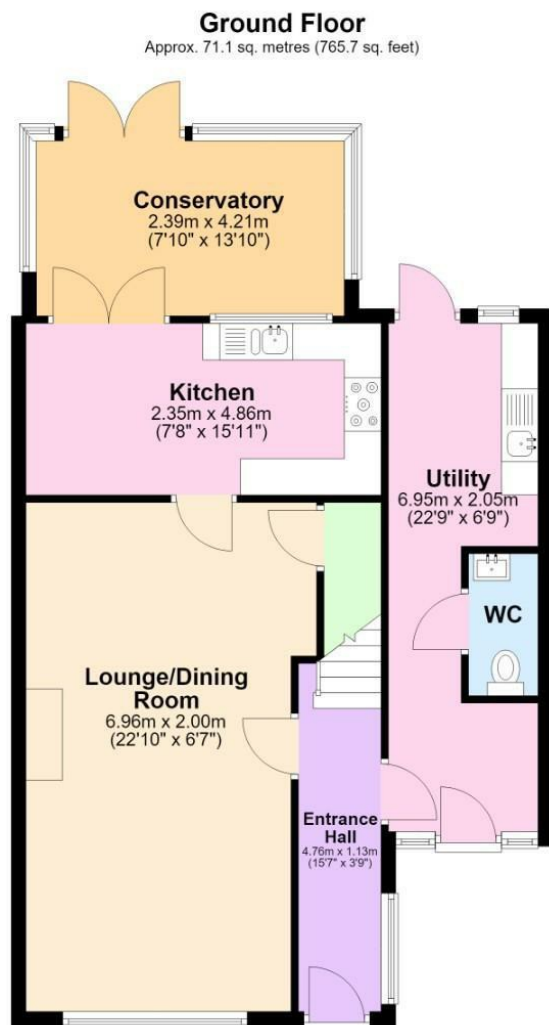
Upstairs are four well-proportioned bedrooms, including the principal bedroom with a private en-suite shower room. One of the remaining bedrooms benefits from fitted wardrobes, while the others offer versatility for family members, guests or home working. The first floor is completed by a modern family bathroom featuring a freestanding bath and separate corner shower.

Outside, the generous block-paved driveway provides off-road parking for multiple vehicles. The established rear garden offers a good degree of privacy and is mainly laid to lawn, with mature planting, a paved patio and raised decking providing plenty of space for outdoor seating and entertaining.

For more information: [https://reports.sprift.com/property-report/?access\\_report\\_id=5531492](https://reports.sprift.com/property-report/?access_report_id=5531492)

Freehold





Total area: approx. 122.4 sq. metres (1317.7 sq. feet)



**EPC**

| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (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 energy efficient - higher running costs                     |         |           |
| <b>England &amp; Wales</b> 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 |         |           |
| <b>England &amp; Wales</b> 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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