

6 Loudoun Way

| LE65 2NP | Guide Price £365,000

ROYSTON & LUND

- Guide Price: £365,000 - £375,000
- Three Bedrooms
- Close to Shops and Numerous Amenities
- Bathroom with Separate W/C
- EPC Rating: D
- Detached Family Home
- Integral Garage
- Off-Street Parking
- Council Tax Band: D
- Freehold

















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Situated in the heart of the highly sought after market town of Ashby-de-la-Zouch, this well presented three bedroom detached bungalow offers spacious and versatile single-storey living, complemented by a generous plot, beautifully maintained rear garden, off-street parking and an attached single garage. Conveniently located within easy walking distance of the town centre, the property enjoys convenient access to a wide range of shops, cafés, restaurants and local amenities.

A welcoming entrance hallway provides access to the principal reception room and kitchen. The living room is a bright and spacious area, creating an ideal space for relaxing or entertaining. The modern fitted kitchen offers an excellent range of base and wall units, integrated double ovens, an electric hob and ample space for additional freestanding appliances, while also providing direct access to the rear garden, outside store and the attached garage.

An inner hallway leads to three well proportioned bedrooms, offering flexibility for families, guests or those looking for a home office. The contemporary shower room features a generous walk-in shower and wash basin, while a separate WC adds further practicality. The loft is partially boarded and benefits from lighting and power, accessed via a retractable ladder, providing excellent additional storage.

Externally, the property enjoys off-street parking to the front and an attached single garage. To the rear is a particularly impressive garden, mainly laid to lawn with mature hedged boundaries offering a good degree of privacy. The generous plot provides plenty of space for outdoor entertaining, gardening or family enjoyment, while the elevated position gives the garden an open and peaceful feel. An outside store, greenhouse area and established planting further enhance this wonderful outdoor space.

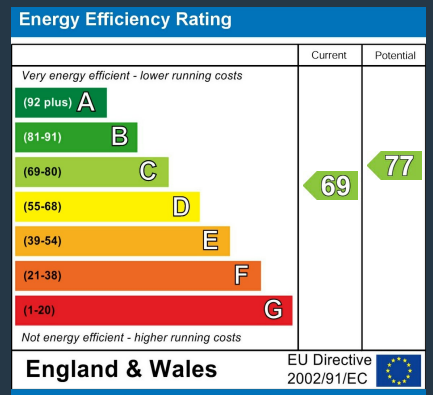
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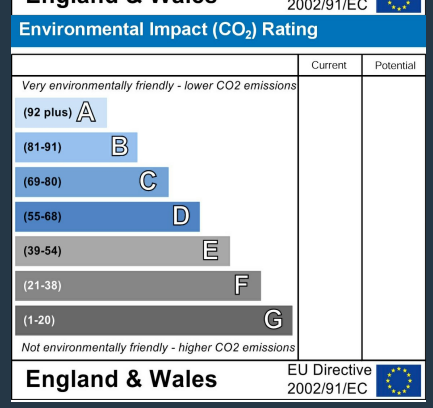
Freehold



Total area: approx. 96.3 sq. metres (1036.1 sq. feet)

EPC





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