



# 74 Smisby Road

| LE65 2JL | Guide Price £280,000

# ROYSTON & LUND

- Guide Price £280,000 to £290,000
- Beautifully Refurbished Kitchen With Integrated Appliances
- Close To Local Amenities
- Parking For Two Cars
- Council Tax Band - B
- Delightful Four Bedroom Period Home In Ashby
- Family Bathroom And A Convenient Shower Room
- Large Enclosed Rear Garden With Garage For Additional Storage
- EPC Rating - C
- Freehold





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This delightful period home in Ashby is an absolute must see! Beautifully presented throughout. On entering the home is a good size entrance hall with original Minton flooring. There is a sitting room at the front of the home with feature fireplace and beautiful square bay window overlooking the small frontage. At the heart of the home is a lounge with window that looks out to the spacious garden. The refitted kitchen sits to the rear of the home with very tasteful modern units and built in appliances.

Upstairs you have a large principle bedroom to the front and double bedroom to the rear. In addition on this floor is a good sized bathroom which has a modern suite. On the top floor lies two further bedrooms and convenient shower room, comprising Shower, wc and wash hand basin.

Outside the home has a really good sized back garden with patio, shrub borders and lawn. At the rear is valuable garage and parking for two cars.



## 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		

EU Directive 2002/91/EC

### England & Wales

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

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		

EU Directive 2002/91/EC

### England & Wales



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