Superior Homes

ROYSTON & LUND



10 Astley Way

| LE65 1LY

Guide Price £500,000

Guide Price £500,000 - £520,000

A well-positioned, impressively sized, FIVE-bedroom detached family home offers EXCELLENT value for money, and is situated just a short walk from Ashby's bustling centre and popular Market Street. Astley Way is a lovely location to bring up a growing family, with easy access to local highly regarded schools and local shops, pubs and restaurants.

Ground floor accommodation comprises an entrance hall that leads into the main reception room, kitchen dining room, ground floor WC and stairs to the first floor. The living room is a generous size, capable of fitting all the family, whilst conveniently having its own separately controllable thermostat, stylish fireplace and dual-aspect windows flooding the room with natural light. The kitchen dining room is undoubtedly the heart of the house, presenting great space for hosting family occasions, with a convenient breakfast bar, snug area and dining space, along with a bayed opening which grants access to the rear garden. The kitchen furthermore has high-quality base and wall units whilst housing integrated appliances including a double eye-level oven, hob and extractor, whilst also boasting a built-in fridge and freezer and dishwasher. Not to mention, off from the kitchen to the rear aspect is a useful utility area with space for further white goods and under-stair storage.

To the first floor, there are three well-proportioned double bedrooms. The master bedroom benefits from its own built-in wardrobes and en-suite shower room. The remaining bedrooms on the first floor also present built-in wardrobes. All bedrooms on the first floor have access to a three-piece family bathroom and landing storage.

To the second floor, there are another two double bedrooms with additional eaves storage and cupboard space, and finally a three-piece tiled shower room and landing storage.











- Guide Price £500,000 - £520,000
- Impressive FIVE Bedroom Detached Family Home
- Really Well Presented Throughout
- Spacious Driveway And Double Garage
- Integrated Kitchen Appliances
- Two Family Bathroom/Shower Rooms And An Ensuite
- Ground Floor WC And Utility
- Covered Outdoor Seating Area
- Close By To Numerous Amenities
- Freehold // Council Tax Band - F // EPC Rating - C







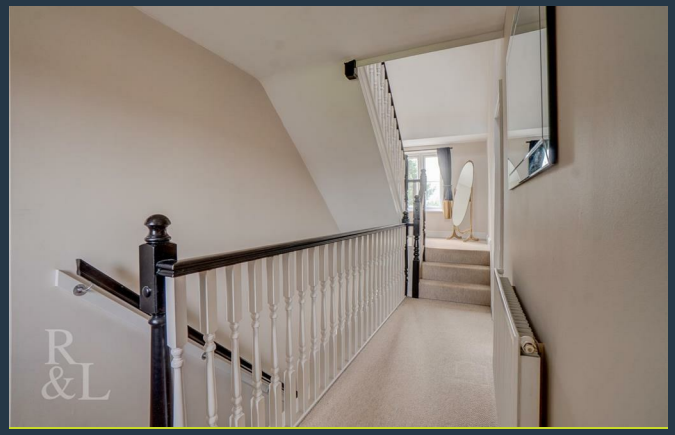


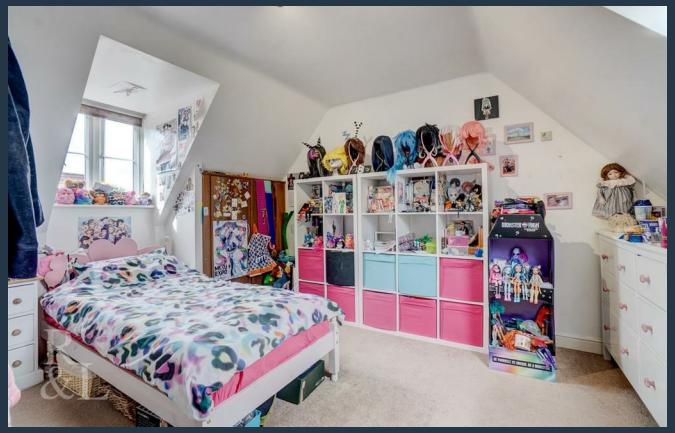







KEEP
YOUR FACE
OUTTA
MY SPACE













Ground Floor

Approx. 105.1 sq. metres (1131.7 sq. feet)



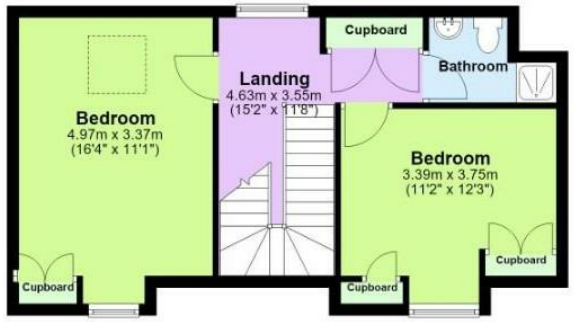
First Floor

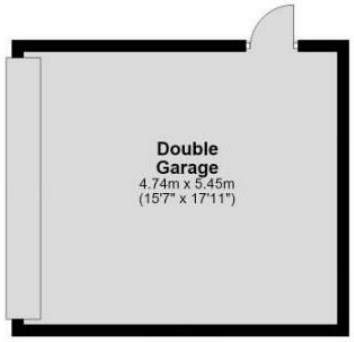
Approx. 59.3 sq. metres (638.8 sq. feet)



Second Floor

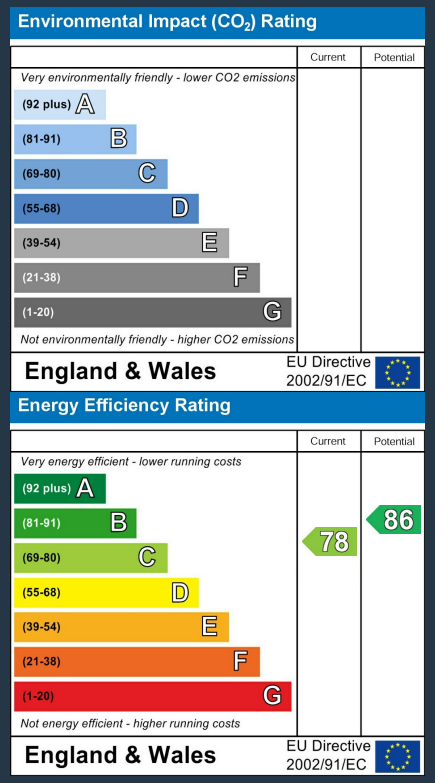
Approx. 43.5 sq. metres (468.0 sq. feet)





Total area: approx. 208.0 sq. metres (2238.5 sq. feet)

EPC



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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