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32 Spring Avenue

| LE65 2RB | Offers In The Region Of £475,000

ROYSTON
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- Offers in the Region of £475,000
- Two Reception Rooms
- Four Bedrooms
- Rear Garden
- Council Tax Band E
- Detached Family Home
- Modern Kitchen/Diner
- Bathroom - En-suite - D/S WC
- Freehold
- EPC Rating B





Offers in the Region of £475,000

This stunning 4-bedroom detached house on Spring Avenue in Ashby-de-la-Zouch offers a comfortable and spacious family home in a desirable location. The property boasts a range of modern amenities and features, making it an ideal place for contemporary living.

Upon entering the house, you are greeted by the entrance hall which provides access to the accommodation over both floors. The well-appointed home office is perfect for remote work or study. The spacious lounge provides a cosy and inviting atmosphere for relaxation and entertainment with French doors to the garden. The heart of the home is the kitchen/diner, complete with a ideal center island, making it the perfect space for cooking and socialising. A separate utility room adds convenience and functionality to daily chores. Additionally, there is a convenient ground floor WC.

Upstairs, the property features four double bedrooms, ensuring plenty of space for the whole family. The family bathroom offers a stylish and convenient space for personal care, while the main bedroom benefits from an en-suite, providing privacy and comfort.

The outdoor area is designed for easy maintenance, featuring a well-kept lawn and a patio, perfect for outdoor gatherings and relaxation. A driveway leads to the garage, ensuring ample parking space and providing additional storage options.

This Spring Avenue property is a fantastic opportunity for those seeking a contemporary and comfortable family home with all the modern amenities and outdoor space for a well-rounded lifestyle





EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		86	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales EU Directive 2002/91/EC			
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales EU Directive 2002/91/EC			



Total area: approx. 141.3 sq. metres (1520.7 sq. feet)

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