

SUPERIOR HOMES

ROYSTON & LUND



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6 Meadow Hill Lane

| LE65 2RQ

Offers In The Region Of £520,000

As beautifully presented Davidsons four double bedroom detached family home in Ashby de la Zouch. Set on a lovely cul-de-sac, overlooking communal green space with a south facing garden and a double driveway with double garage to the side. Situated within close proximity of the centre of Ashby de la Zouch where you can find a wealth of amenities, as well as schools and a regular bus.

Entering into the hallway that benefits from a downstairs WC and built in storage, there is access into the lounge, open plan kitchen/dining/family room, study and stairs to the first floor. The kitchen benefits from a range of fully integrated appliances including a double oven, fridge, freezer, gas hob, extractor fan and a wash basin & dishwasher in the central island. The kitchen also benefits from having premium quartz work surfaces. Off the kitchen there is a separate utility room that has space for a washing machine and a dryer.

To the first floor there are four well proportioned double bedrooms and a four piece fully-tiled bathroom consisting of a bath with shower attachment, double shower, Wc and wash basin. The main bedroom benefits from a dressing area with built in wardrobes and fully tiled en-suite shower room, while there are also built in wardrobes to bedrooms two and three.

The home is in turn key condition and has a wonderful light and airy feel throughout, a personal tour is highly recommended.

Towards the rear there is a landscaped garden with a south facing aspect. The patio runs the width of the property and there is a raised lawn with mature shrubs around the boundary.





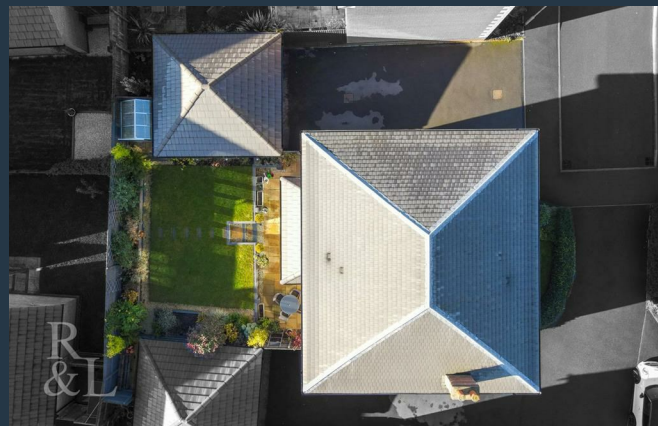
- Offers in the Region of £535,000
- Davidsons Built Detached Family Home
- Four Double Bedrooms
- Double Driveway & Double Garage
- Study & D/S WC
- Stunning Kitchen/Dining/Family Room
- Beautiful Landscaped South Facing Rear Garden
- Immaculately Presented Throughout
- EPC Rating B - Freehold
- Council Tax Band F



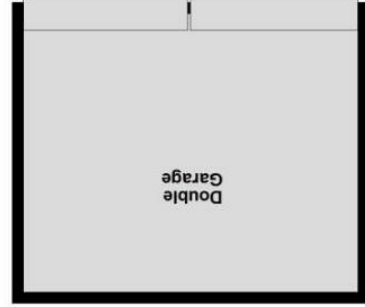
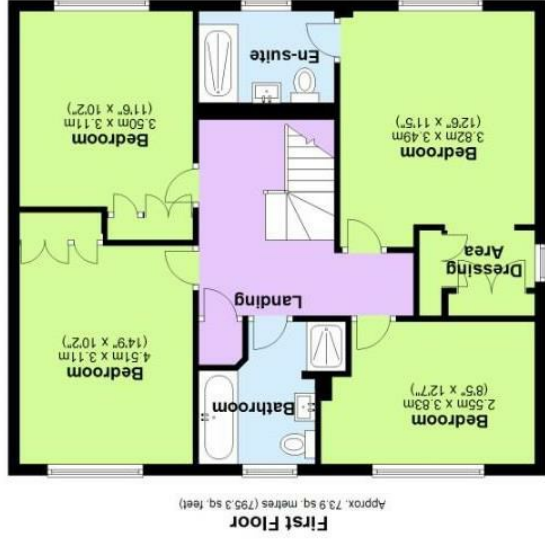
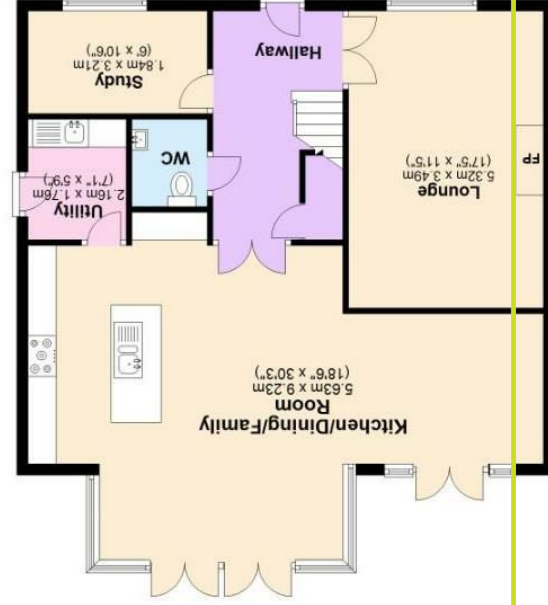








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Total area: approx. 156.2 sq. metres (1681.5 sq. feet)
Where every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken of any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Plan produced using PlanUp.

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

EPC

