



3 Canal Street

| DE12 7RD | Offers In The Region Of £350,000

**ROYSTON
& LUND**

- Offres In The Region Of £350,000
- Countryside Views
- Driveway and Integral Garage
- Lounge/Diner + Conservatory
- EPC Rating D - Freehold
- Four Bedroom Detached Family Home
- Air Source Heating System
- Downstairs WC
- En-Suite & Built in Wardrobe to Main Bedroom
- Council Tax Band D





Offers in Region £365,000

Royston and Lund are delighted to bring to the market this well presented four bedroom detached home in Oakthorpe with stunning countryside views. The modern home benefits from off street parking for two vehicles & a garage and is conveniently located for easy access into Ashby de la Zouch. As part of the National Forest initiative, Oakthorpe enjoys a connection to a broader environmental project aimed at transforming former industrial areas into a multi-purpose forested landscape.

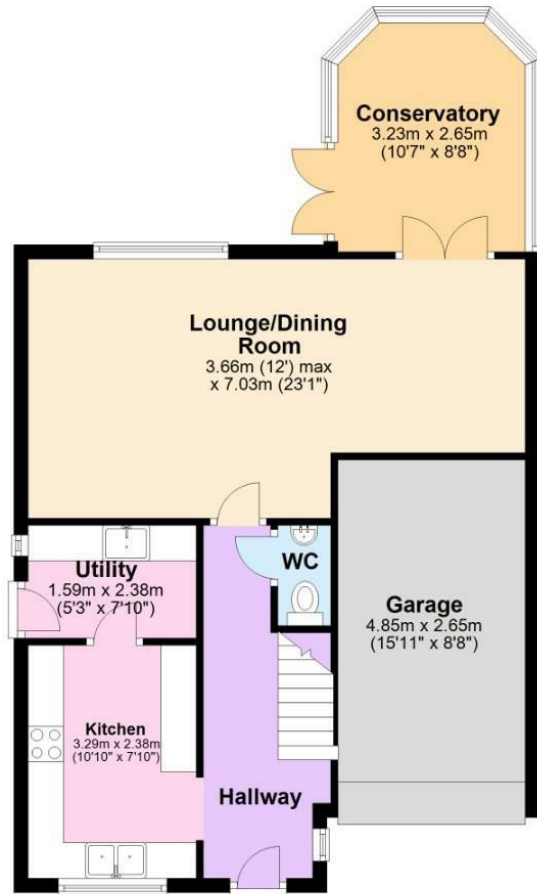
Entering into the hallway that benefits from a downstairs WC, there is access into the kitchen, lounge/diner and stairs to the first floor. The kitchen is fully integrated and also benefits from a separate utility room, while the lounge diner runs the full width of the property and allows access to the conservatory.

To the first floor there are three double bedrooms, one single bedroom and a three piece family bathroom consisting of a freestanding bath with black feature faucets that includes a shower attachment, WC and wash basin. The main bedroom also benefits from an en-suite shower room and a built in wardrobe.

Towards the rear of the property there is an enclosed north west facing garden with a patio area, lawn and hedged boundaries.

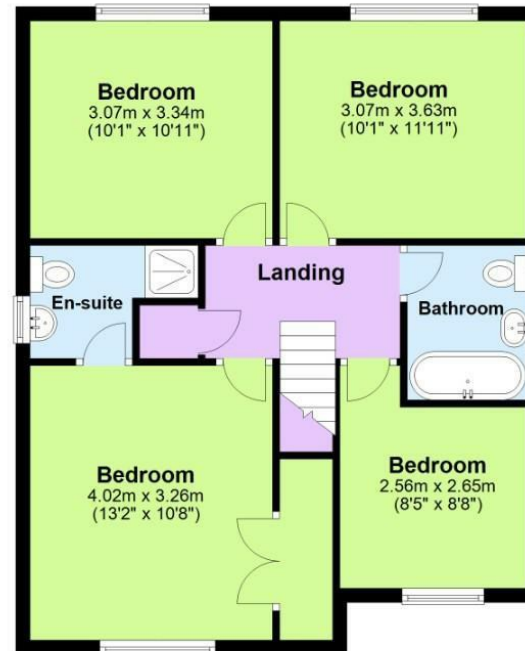


Ground Floor
Approx. 66.8 sq. metres (718.6 sq. feet)



First Floor

Approx. 58.1 sq. metres (625.4 sq. feet)



Total area: approx. 124.9 sq. metres (1343.9 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.



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		71
(55-68) D	57	
(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		

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

ROYSTON & LUND