



The Ashes

Shortheath | DE12 6BL | Offers In The Region Of £575,000

ROYSTON
& LUND

- Detached Family Home
- Generous Plot
- Spacious Accommodation
- Detached Garage - Driveway Behind Private Gates
- EPC Rating D
- 1,777 Approx Sq Foot
- Four Well-Appointed Bedrooms
- D/S WC - En-suite - Bathroom
- Freehold
- Council Tax Band F





Royston & Lund are delighted to present this property situated in the charming village of Shortheath, Swadlincote. This detached house presents an enticing opportunity for potential buyers. With only one previous owner, the property exudes a sense of care and attention to detail. Amenities nearby include easy access to Ashby-de-la-Zouch, scenic countryside and excellent commuting links.

The interior of the house is thoughtfully designed throughout. The entrance hall welcomes you into the house and provides access to the accommodation on both levels including a ground floor WC. The ground floor features a spacious lounge, an office for remote work and a welcoming conservatory that is flooded with natural light and provides access into the garden. The modern kitchen/diner is perfect for culinary enthusiasts and provides a central hub for gatherings benefitting from underfloor heating, while a formal dining room adds for special occasions.

Ascending to the first floor there are four well-proportioned bedrooms offering ample space for family members or guests. The main bedroom is enhanced by fitted wardrobes and an en-suite shower room/WC. Additionally, a well-appointed bathroom with a four-piece white suite complements the other bedrooms.

Outside, the property is set on a generous plot spanning 1/4 of an acre, the property is complemented by a large driveway set behind fob controlled private gates, detached garage and stunning gardens providing a picturesque backdrop to the home. The gardens include lawn, plants and shrubs which surround the perimeter of the house.





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		
	64	77

England & Wales EU Directive 2002/91/EC

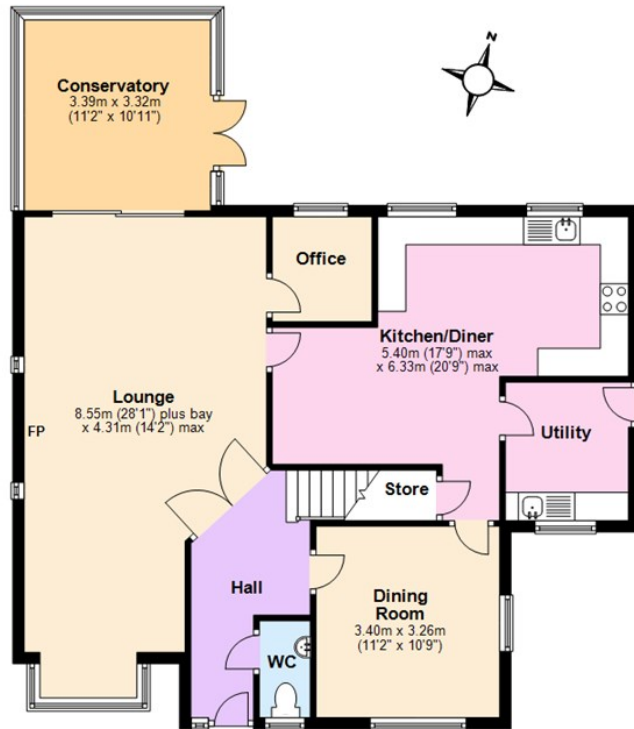
Environmental Impact (CO₂) Rating

	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

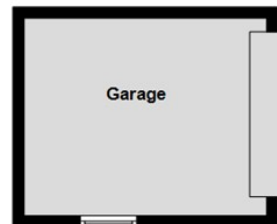
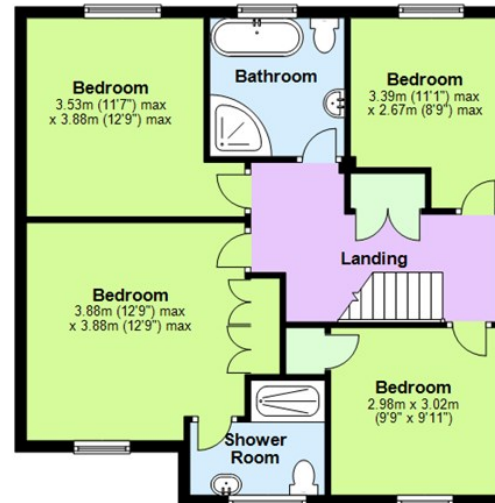
Ground Floor

Approx. 96.4 sq. metres (1037.7 sq. feet)



First Floor

Approx. 68.6 sq. metres (738.8 sq. feet)



Total area: approx. 165.0 sq. metres (1776.5 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.

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.

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