



7 Jersey Drive

| LE65 2AZ | Guide Price £350,000

**ROYSTON  
& LUND**



- Guide Price £350,000 - £360,000
- Four Bedrooms
- Modern Kitchen/Diner - Utility
- Driveway - Garage - Rear Garden
- EPC Rating B
- Newly Built Detached House
- Nicely-Sized Bedroom
- D/S WC - Family Bathroom - En-Suite
- Freehold
- Council Tax Band D







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Royston & Lund are delighted to offer this stunning newly built detached house situated in the market town of Ashby-de-la-Zouch. The amenities nearby include well-regarded schools, easy access to the town centre and it is surrounded by scenic countryside which provide amazing walks!

Upon entering the property you are greeted by the hallway which provides access to the accommodation throughout. The lounge is a nicely-sized reception room with a front facing window providing natural light throughout. To the rear there is the stunning kitchen/diner which includes a range of bespoke units which provide ample store, there is also the benefit of integrated appliances. Lastly, there is a separate utility room which houses the Baxi combi boiler, it also provides access to a WC.

Heading upstairs, there are four well-proportioned bedrooms. The main bedroom benefits from fitted wardrobes and a modern en-suite shower room/WC. The other bedrooms are complemented by the family bathroom which includes a three piece white suite.

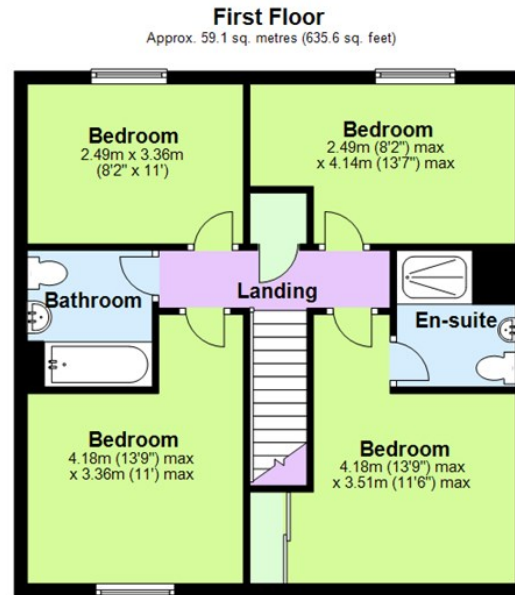
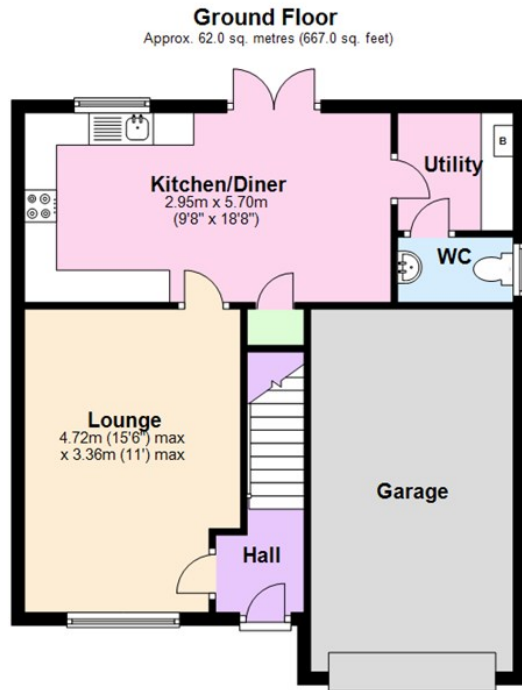
Outside, to the front there is a double-width driveway leading to an integral garage. To the rear there is an enclosed rear garden with a patio, lawn and fenced boundaries.





### EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>94</b>
(81-91) <b>B</b>		<b>84</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



Total area: approx. 121.0 sq. metres (1302.6 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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