



7 Brooks Close

| DE12 7BA | Guide Price £320,000

ROYSTON
& LUND

- Guide Price £320,000
- Canal Views
- Four Bedrooms one with an En-Suite
- Low Maintenance Garden
- Freehold - EPC Rating C
- Three Storey Semi-Detached House
- Close to Donisthorpe Country Park & Moira Furnace
- Family Bathroom and Downstairs WC
- Driveway Leading To An Integral Garage
- Council Tax Band D





With views over Ashby canal the semi-detached property benefits from being situated on a private road with amenities nearby including local countryside, Donisthorpe Country Park and Moira Furnace with it's cafes and canal side walks. The property is short drive away from Ashby-de-la-Zouch and Measham.

Upon entering the property you are greeted by the welcoming entrance hall which provides access to the accommodation over all three floors, from the entrance hall you can access a useful ground floor WC. Lastly, to the ground floor there is a modern kitchen/diner with a range of units as well as French doors into the rear garden.

To the first floor there is the lounge which benefits from a balcony overlooking the canal. Also on this floor there is one of the four bedrooms. The other three bedrooms are located on the top floor. The main bedroom benefits from an en-suite shower room whilst the other bedrooms are complemented by the family bathroom. The family bathroom includes a three piece white suite consisting of a wash basin, WC and a bath with an overhead shower.

Outside, to the front there is a double-width driveway which leads to an integral garage. To the rear there is a low maintenance rear garden with views over the canal.



Total area: approx. 114.4 sq. metres (1231.3 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.

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B		72	
(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	

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