

SUPERIOR HOMES

ROYSTON & LUND



R
& L

North View Range Road

| LE65 1EB

Guide Price £550,000

Guide Price of £550,000 - £575,000

Royston and Lund are delighted to bring to the market this well positioned family home in Ashby de la Zouch. Formally a two bedroom home, this property has been heavily extended over the years to accommodate space for a growing family and now offers four living areas & four bedrooms. Situated opposite Ashby School and within easy reach of Market Street where you can find all the fantastic amenities that Ashby has to offer.

Entering into the entrance hall, there is access into family room and the double integral garage. From the family room there is an opening into the fitted kitchen that has a range of integrated appliances including an oven, extractor fan and a dishwasher with space for a fridge/freezer and a separate utility room that has space for a washer and dryer, while also allowing access to the downstairs WC. To the front there is a sitting room with a feature gas fire and to the rear there is a lounge with gas fire and a dining room with bi-fold doors and a skylight overhead.

To the first floor there are four well proportioned bedrooms and a three piece bathroom consisting of a bath with shower overhead, WC and wash basin. The main bedroom benefits from an en-suite shower room and built in wardrobe, while bedroom three also has built in storage.

To the front of the property there is a double driveway and a double integral garage with an electric up & over door. To the rear there is a generous south facing garden with a patio, lawn and hedged boundaries.





- Guide Price of £550,000 - £575,000
- Detached Family Home
- Two Storey Wrap Around Extension
- Four Bedrooms
- Four Reception Rooms
- Kitchen, Utility & D/S WC
- Double Driveway & Double Integral Garage
- En-Suite and Built in Wardrobes
- EPC Rating D - Freehold
- Council Tax Band E





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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.

England & Wales	
EU Directive 2002/91/EC	2002/91/EC
Very energy efficient - lower running costs	Very environmentally friendly - lower CO2 emissions
(92 plus) A	(92 plus) A
(81-91) B	(81-91) B
(69-80) C	(69-80) C
(55-68) D	(55-68) D
(39-54) E	(39-54) E
(21-38) F	(21-38) F
(1-20) G	(1-20) G
Not energy efficient - higher running costs	Not environmentally friendly - higher CO2 emissions
Current	Potential
59	68

EPC

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Total area: approx. 186.5 sq. metres (2007.8 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.

