



23 Winfield Way

| DE11 8GN | Guide Price £240,000

ROYSTON  
& LUND

- Guide Price Range £240,000 - £250,000
- Three Bedrooms
- Kitchen/Diner
- Low Maintenance Rear Garden
- Freehold - EPC Rating B
- Mid-Terraced House In Blackfordby
- Good-Sized Lounge
- D/S WC - Bathroom
- Driveway To The Front
- Council Tax Band C





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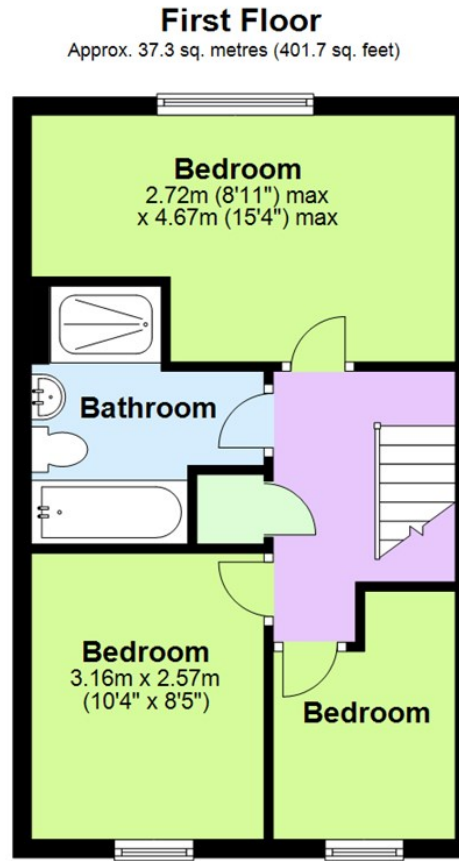
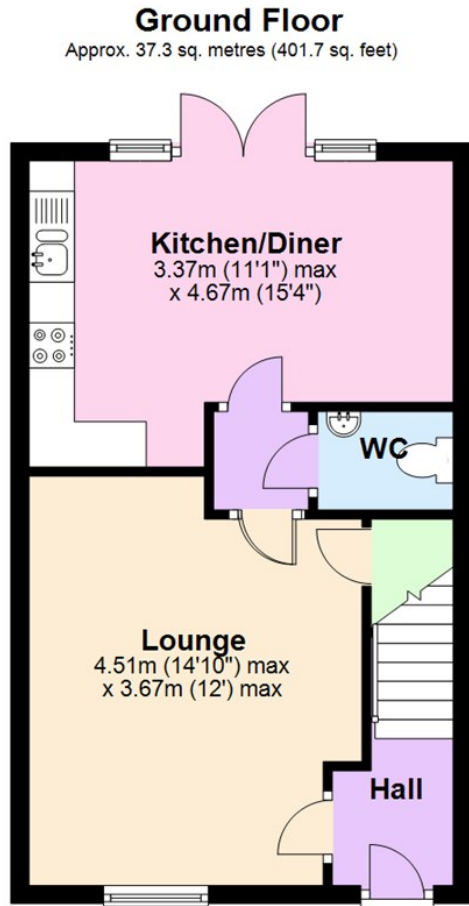
Royston & Lund are pleased to present this well-presented mid terraced property situated within a modern development in Blackfordby. The amenities nearby Blackfordby St Margaret's C of E Primary School, easy access to Ashby-de-la-Zouch and nearby scenic countryside providing lovely walks.

Entering into the property via the front door you are greeted by the hallway which provides access to the accommodation over both floors. The lounge is situated to the front and is a nicely-sized reception room, it also benefits from having access to a useful, understairs storage cupboard. The kitchen/diner is located to the rear and consists of a range of units, integrated appliances and French doors leading out to the rear garden. Lastly, there is the benefit of a ground floor WC.

To the first floor there are three well-proportioned bedrooms; two doubles and a single. The bedrooms are complemented by the stylish bathroom which features a four piece white suite including a shower, WC, wash basin and a bath.

Outside, there is an enclosed landscaped rear garden which includes high quality artificial lawn and a patio space which is ideal for garden furniture. To the front there is a driveway providing off-street parking.





Total area: approx. 74.6 sq. metres (803.4 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) <b>A</b>			<b>97</b>
(81-91) <b>B</b>		<b>85</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	

**ROYSTON & LUND**