



34 Windmill Close

| LE65 1EQ | Guide Price £375,000

ROYSTON  
& LUND

- Guide Price Range £375,000 - £400,000
- Cul-de-Sac Location
- Amenities Nearby
- Driveway Leading To An Integral Garage
- EPC Rating D
- Detached Family Home
- Five Bedrooms
- Generous Plot
- Freehold
- Council Tax Band D





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Royston & Lund are delighted to offer this detached family home situated within a quiet cul-de-sac location in the historic market town of Ashby-de-la-Zouch. Ashby-de-la-Zouch is a civil parish in the North West Leicestershire district of Leicestershire near to the Derbyshire and Staffordshire borders. Amenities nearby include The National Forest, well-regarded schools for all ages and local shops.



Upon entering the property through the porch you are greeted by the welcoming entrance hall which provides access to the accommodation over both floors. The lounge is a nicely-sized reception room and is complete with a log burner and a front facing window. The kitchen includes a range of units which provide ample storage. To the rear of the ground floor there is the benefit of a formal dining area. Lastly, there is a utility room which provides access to a ground floor WC.

To the first floor there are five bedrooms; three as doubles and two singles. The bedrooms are complemented by the bathroom which includes a three piece white suite including a WC, wash basin and a bath with an overhead shower.

Outside, to the front there is a driveway which leads to an integral garage. The garden has been well-maintained and includes areas for garden furniture, pergola, lawn and various plants/shrubs.



## EPC

### Energy Efficiency Rating

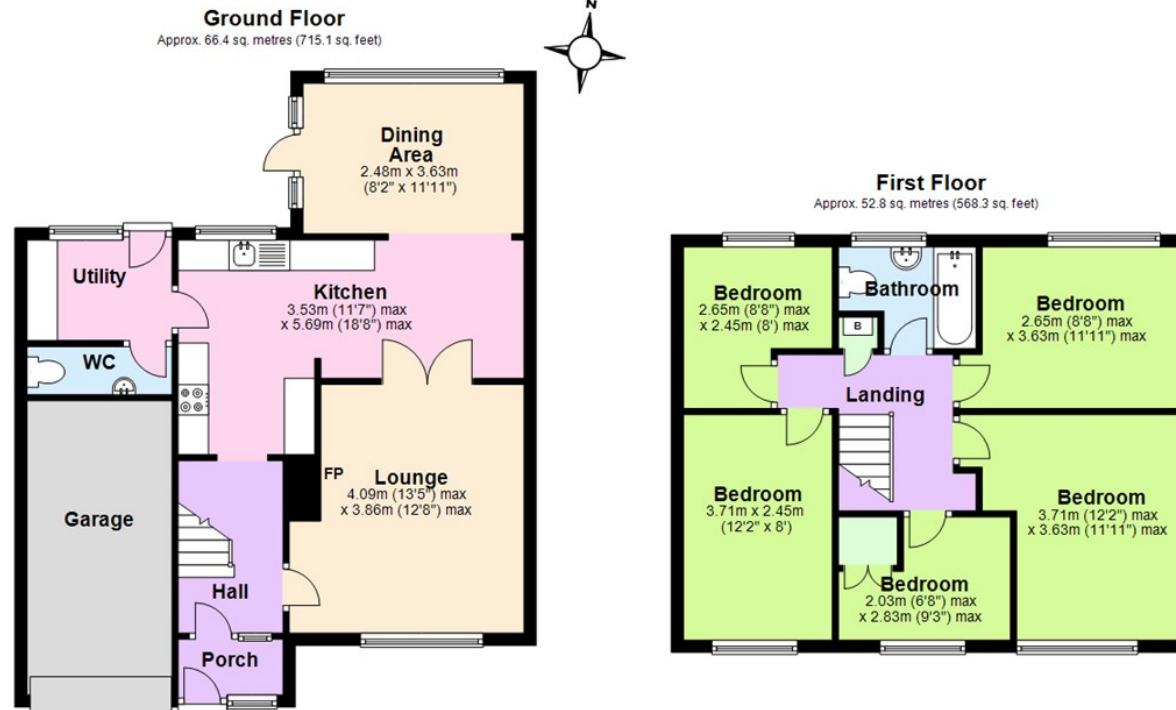
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>80</b>
(69-80) <b>C</b>	<b>68</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales 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>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		

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Total area: approx. 119.2 sq. metres (1283.3 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.

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