



22 Tower Gardens

| LE65 2GZ | Asking Price £519,000

**ROYSTON
& LUND**

- Detached Family Home
- Double Driveway and Double Garage
- Generous Living Space
- Close To Market Street
- EPC Rating C
- Three Double Bedrooms And One Single Bedroom
- Potential to Extend - Subject To Planning
- Kitchen & Utility Room
- Freehold
- Council Tax Band F





Nestled at the end of the cul de sac of Tower Gardens, Ashby-De-La-Zouch, this detached family home is situated close to Market Street, where you will have easy access to a variety of amenities, shops, and eateries, adding to the appeal of this location. Additionally, the potential to extend the property, subject to planning permission, offers an exciting opportunity to tailor the space to your specific needs and desires. The home sits within catchment area for the highly sought after Hilltop Primary School.



Entering into the hallway that benefits from a downstairs WC, there is access to both reception rooms, the kitchen and stairs to the first floor. The generous lounge runs the full length of the property with dual aspect having patio doors to the rear and a window to the front. There is a separate dining room and a kitchen breakfast room that benefits from an integrated oven, hob and extractor fan with space for further freestanding appliances and a separate utility room.

To the first floor there are three well-proportioned double bedrooms, one with ensuite and one single bedroom. The family bathroom consists of a three piece suite comprising a bath with a shower overhead, a WC and a wash basin. To the rear of the property there is a private garden with a raised patio area, lawn, mature shrubs, trees and fenced boundaries.

Don't miss out on the chance to make this house your home and enjoy the benefits of a detached property in a sought-after location.



EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B		
(69-80) C	72	
(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 (CO₂) Rating

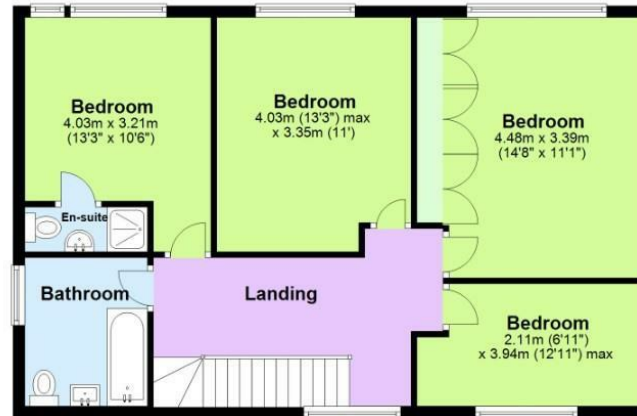
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC

Ground Floor
Approx. 94.9 sq. metres (1021.4 sq. feet)



First Floor
Approx. 71.6 sq. metres (770.4 sq. feet)



Total area: approx. 166.5 sq. metres (1791.8 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.

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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