

SUPERIOR HOMES

ROYSTON & LUND



95 Burton Road

| LE65 2LG

Guide Price £675,000

Offer In The Region of £675,000

Royston and Lund are delighted to offer to the market this heavily extended detached family home in the heart of the historic market town of Ashby de la Zouch. The property offers ample and versatile living accommodation over both floors for a growing family and is conveniently situated only 0.5 miles from Market St where you can find a whole host of amenities including shops, restaurants, coffee shops, pubs, bars and supermarkets.

Entering into the hallway that benefits from a downstairs WC, there is access to the sitting room, games room, kitchen/dining/lounge and stairs to the first floor. The sitting room has a bay window and log burner, while the games room has a separate storage room that could lend itself to potentially creating an en-suite and turning the games room into a downstairs bedroom. To the rear of the property there is an L-shaped kitchen/dining/lounge that has large windows and doors running around the room and a skylight to allow plenty of light to pour in. The kitchen area has an integrated smeg oven with a feature extractor fan, there is a built in dishwasher and a central island. Off the kitchen there is a separate utility room that has space for a range of freestanding appliances.

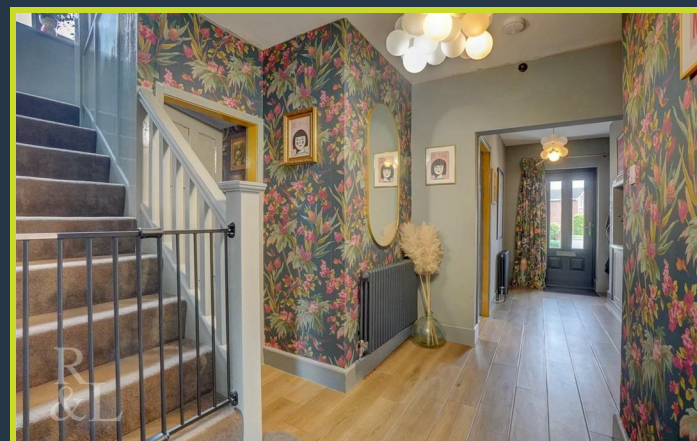
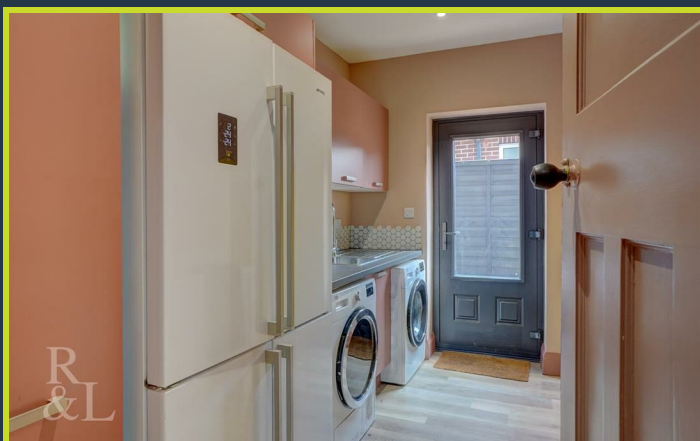
To the first floor there are four well proportioned double bedrooms and a three piece shower room consisting of a shower, WC and wash basin. Off the main bedroom there is a dressing area and built in wardrobes and an en-suite bathroom consisting of a freestanding bath, shower, WC and wash basin.

To the front of the property there is ample off street parking, a long single garage and a boot room. At the rear there is a landscaped south facing garden with patio area, lawn, mature shrubs and fenced boundaries.





- Offer In The Region Of £675,000
- Extended Detached Family Home
- Four Double Bedrooms
- Shower Room + En-Suite Bathroom + Downstairs WC
- Kitchen + Utility Room
- Open Plan Kitchen/Dining/Family Room
- Sitting Room + Games Room
- Garage + Boot Room
- EPC Rating E - Freehold
- Council Tax Band E

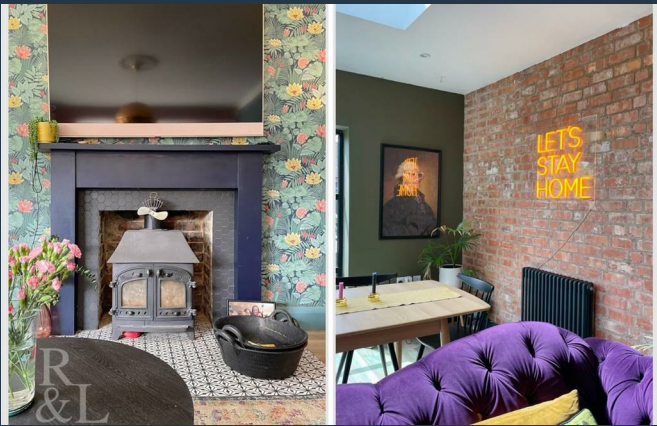




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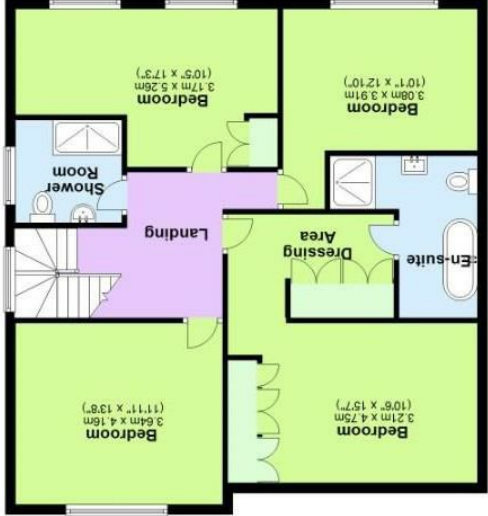
Ashby-de-la-Zouch is a historic market town located in North West Leicestershire, England. Steeped in rich history, this quaint town is perhaps best known for its impressive medieval castle, which dates back to the 15th century. The castle, originally built as a manor house, evolved over the centuries into a formidable fortress and a symbol of Ashby's historical significance.

The town itself has a charming and picturesque character, with cobbled streets, traditional architecture, and a market square that reflects its market town heritage. The market square continues to be a focal point for local commerce, hosting regular markets and events that bring the community together. Ashby-de-la-Zouch also boasts a range of historic buildings, including the 15th-century parish church of St. Helen's, which stands as a testament to the town's enduring heritage. Visitors can explore the town's past through various heritage trails, discovering remnants of its industrial and agricultural history.

In addition to its historical attractions, Ashby-de-la-Zouch offers a variety of amenities and recreational opportunities. The town is surrounded by picturesque countryside, providing opportunities for outdoor activities and leisurely walks. The nearby National Forest adds to the natural beauty of the area.

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		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO2 emissions	
(1-20)	G	(1-20)	G
(21-38)	F	(21-38)	F
(39-54)	E	(39-54)	E
(55-68)	D	(55-68)	D
(69-80)	C	(69-80)	C
(81-91)	B	(81-91)	B
(92 plus)	A	(92 plus)	A
Very energy efficient - lower running costs		Very environmentally friendly - lower CO2 emissions	
Current	Potential	Current	Potential
	50		78



First Floor
Approx. 88.8 sq. metres (888.2 sq. feet)



Ground Floor
Approx. 127.8 sq. metres (1375.2 sq. feet)

Total area: approx. 217.7 sq. metres (2343.4 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 Planip.