



48 Usbourne Way

| LE67 6AH | Guide Price £280,000

**ROYSTON  
& LUND**

- Guide Price of £270,000 - £280,000
- Four Bedrooms
- Southerly Facing Low Maintenance Garden
- Built in Storage Throughout
- EPC Rating B - Freehold
- Three Storey Townhouse
- Driveway & Garage
- Downstairs WC
- Bathroom + En-suite
- Council Tax Band C





Guide Price of £280,000

Royston and Lund are delighted to bring to the market this immaculately presented four bedroom townhouse in Ibstock. The property benefits from off street parking to the rear, as well as a single garage and is situated nearby to the Sence Valley Forest Park, as well as fantastic transport links for the M1 & M42.



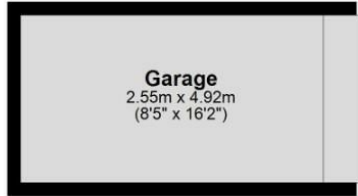
Entering into the hallway that benefits from a downstairs WC, there is access into the kitchen/diner, lounge and stairs to the first floor. The kitchen features a range of fully integrated appliances including a fridge/freezer, dishwasher, washing machine, oven, hob and extractor fan.

To the first floor there are two double bedrooms, one single bedroom and a three piece bathroom consisting of a bath with shower overhead, WC and wash basin. Finally to the top floor the main bedroom has built in wardrobes and an en-suite shower room.

To the rear of the property there is a low maintenance southerly facing garden with a patio area, artificial turf and fenced boundaries with secure gated access to the parking.

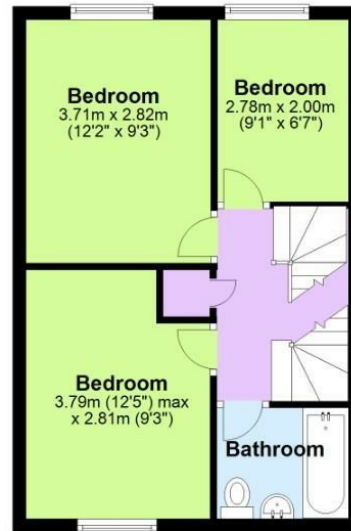
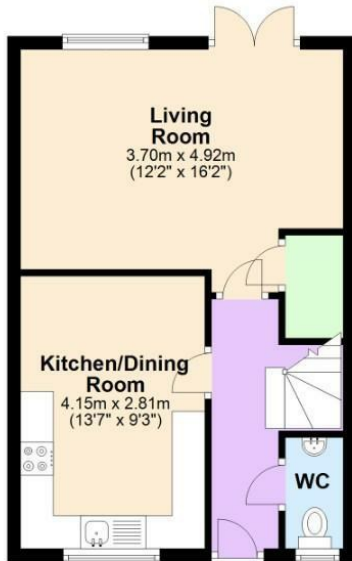
### Ground Floor

Main area: approx. 37.4 sq. metres (402.5 sq. feet)  
Plus garages, approx. 12.6 sq. metres (135.2 sq. feet)



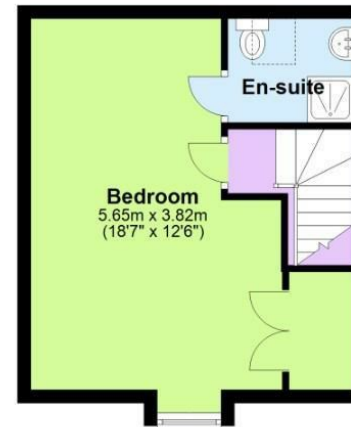
### First Floor

Approx. 37.4 sq. metres (402.5 sq. feet)



### Second Floor

Approx. 28.2 sq. metres (303.1 sq. feet)



Main area: Approx. 102.9 sq. metres (1108.1 sq. feet)

Plus garages, approx. 12.6 sq. metres (135.2 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.



## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>93</b>
(81-91) <b>B</b>		<b>82</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			

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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