

# SUPERIOR HOMES

# ROYSTON & LUND



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# 3 Spring Avenue

| LE65 2RB

Guide Price £500,000

GUIDE PRICE £500,000-£525,000 \*\*\*BEAUTIFULLY PRESENTED FORMER-SHOW HOME\*\*\*

A beautifully presented four bedroom detached family home in Ashby de la Zouch. This Davidson Home has been built to a high standard and has features that you wouldn't normally get in your average recently built home's such as a galleried landing and floor to ceiling windows. The property benefits from £30,000 of extras that were included with the original purchase.

Entering into the reception hallway that benefits from a dining area and WC, we have access into the lounge, kitchen, office and stairs to the first floor and storage cupboard. The ground floor has an open plan feel to it and the kitchen is fully integrated with an oven, combi microwave, fridge/freezer, dishwasher, central island with a hob & extractor fan and a separate utility room that has space for a washer and dryer. Towards the rear of the kitchen area there is further space for a breakfast table and the lounge wraps back around to meet the breakfast bar area.

Upstairs, there are four well proportioned double bedrooms that all benefit from built in wardrobes and the main bedroom benefits from a double en-suite shower room. There is also a separate four piece family bathroom consisting of a bath, separate shower, WC and wash basin. Both the en-suite and the bathroom include floor to ceiling tiling.

To the side of the property there is a large driveway enough for several vehicles that leads to a double detached garage and secure gated access into the rear garden. To the rear there is a landscaped garden with a patio, raised lawn with decking an outside tap and electricity point. There is also additional off road parking to the front of the property.







- Guide price £500,000-£525,000
- Detached Family Home
- Four Double Bedrooms
- Open Plan Living
- Ex Show Home With A Wealth Of Extras
- Driveway and Double Garage
- Landscaped Garden
- Security Alarm System
- EPC Rating B - Freehold
- Council Tax Band F







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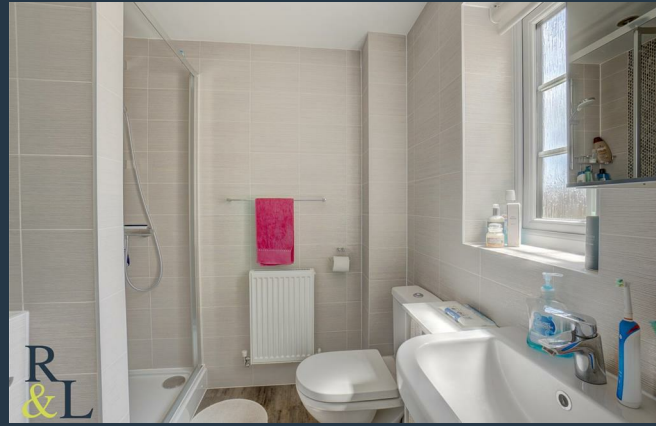






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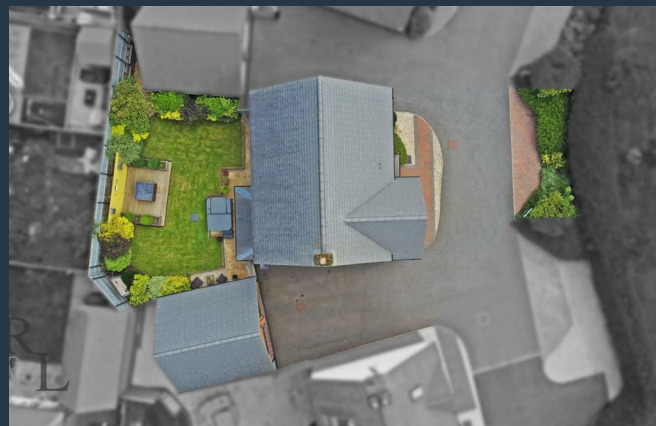
The town of Ashby-de-la-Zouch, now famous for its ruined 15th-c. castle, was a popular Victorian spa town during the 19th-c. A row of fine Classical-style houses, in Bath Street, date back to this era.

Several buildings in the town's main street, are timber framed, although the timbers are now hidden behind later brick facades. One building that still retains its original Elizabethan timbering is the 'Bull's Head' pub.



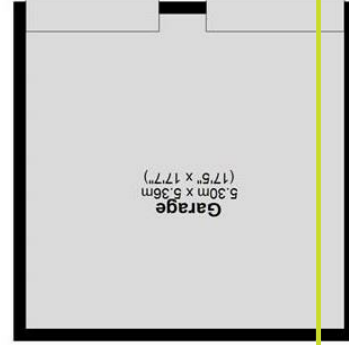
The Norman suffix which distinguishes Ashby from other towns of the same name comes from the La Souche family, lords of the manor from about 1160. They built a stone hall that was extended into a castle in the 15th-c. by the 1st Lord Hastings.

The National Forest lies to the east of town. A large and easily accessible recreational area of woodland that provides a wide range of environmental and social benefits for current and future generations.



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.

Total area: approx. 167.0 sq. metres (1797.8 sq. feet)



England & Wales	
EU Directive	2002/91/EC
Very energy efficient - lower running costs	(92 plus) A
	(81-91) B
	(69-80) C
	(55-68) D
	(39-54) E
	(21-38) F
Not energy efficient - higher running costs	(1-20) G
Current	84
Potential	93

England & Wales	
EU Directive	2002/91/EC
Very environmentally friendly - lower CO2 emissions	(92 plus) A
	(81-91) B
	(69-80) C
	(55-68) D
	(39-54) E
	(21-38) F
Not environmentally friendly - higher CO2 emissions	(1-20) G
Current	84
Potential	93

