

# SUPERIOR HOMES

# ROYSTON & LUND



# 17 Pottery Lane

| LE65 1SN

Guide Price £550,000

Guide Price of £550,000 to £575,000

Royston and Lund are delighted to bring to the market this three storey detached family home in Lount. The property backs onto to fields to the rear and has the largest plot on the estate with a lovely south facing landscaped garden. Lount is well positioned for fantastic access into the nearby area of Ashby de la Zouch, the A42, East Midlands Airport and the M1.

Entering into the hallway that benefits from built in storage and a downstairs WC, there is access into both reception rooms, kitchen, study and stairs to the first floor. The lounge benefits from a feature fireplace and the kitchen area is fully integrated with a double oven, hob, extractor fan, fridge/freezer and a dishwasher with a separate utility room.

To the first floor there are four double bedrooms and a four piece family bathroom consisting of a bath, shower, WC and wash basin. The second bedroom has built in wardrobes and an en-suite shower room. To the second floor there is the main bedroom that spans the entire floor with a dressing area that has built in wardrobes and an en-suite bathroom consisting of a bath, separate shower, WC and wash basin.

To the rear there is a generous south facing landscaped garden with a patio area, lawn, a garden studio and an artificial turf area towards the end of the garden. The low picket fence backs onto the local field that has a variety of farm animals that roam around including pigs, goats and donkeys.

\*Please note there is a maintenance charge - approximately £300 per annum, please seek further information from your solicitor\*





- Guide Price of £550,000 to £575,000
- Three Storey Detached Family Home
- Double Driveway and Detached Double Garage
- Two Reception Rooms
- Study + Downstairs WC
- Kitchen/Breakfast Room + Utility Room
- Bathroom + 2 x En-suites
- South Facing Landscaped Garden With Studio and Countryside Views
- EPC Rating C - Freehold
- Council Tax Band E





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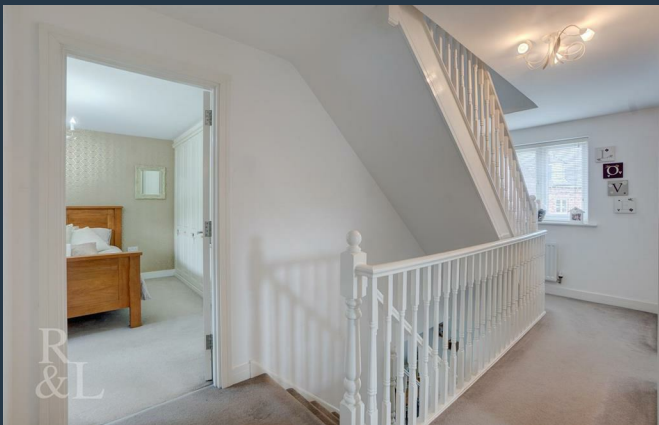
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Lount is a hamlet near Ashby de la Zouch in north-west Leicestershire. The village was traditionally linked to the Staunton Harold Hall estate, and made up of 17th–19th century cottages.

The New Nature Reserve Lount is a 21.3 hectares Local Nature Reserve north-east of Ashby-de-la-Zouch in Leicestershire. It is owned and managed by Leicestershire County Council. This site has a diverse bird population. A nature reserve is on the site of New Lount Colliery, the shortest-lived colliery in the area, which operated from 1924-1968. In 1997, Leicestershire County Council completed restoration with financial aid from the Government and through European funding.

The Ferrers Public House is located in Lount - a child friendly pub with an extensive menu and lovely garden.



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.

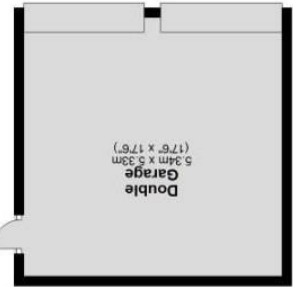
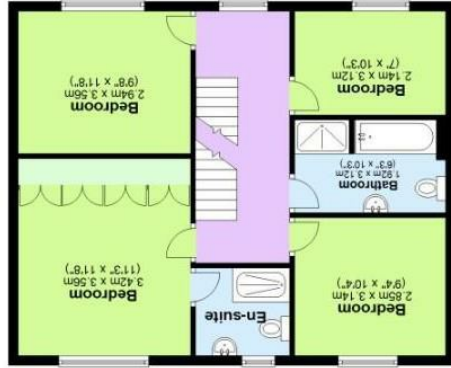
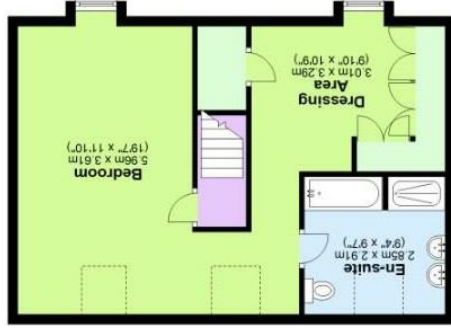
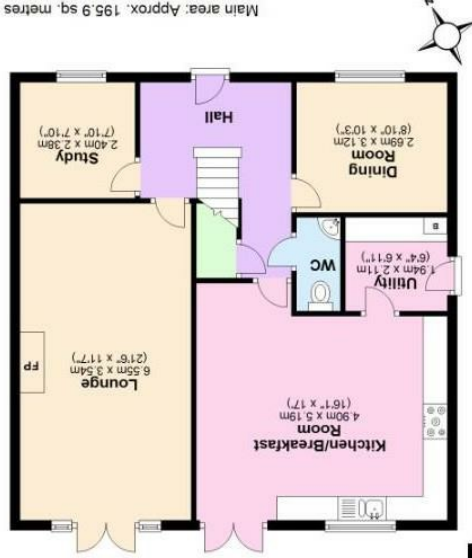
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO2 emissions	
(1-20)	G	(1-20)	G
(21-38)	F	(21-38)	F
(39-54)	E	(39-54)	E
(55-68)	D	(55-68)	D
(69-80)	C	(69-80)	C
(81-91)	B	(81-91)	B
(92 plus)	A	(92 plus)	A
Very energy efficient - lower running costs		Very environmentally friendly - lower CO2 emissions	
Current	Potential	Current	Potential
77	83		

EPC



(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 or any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. This garage is approx. 22.5 sq. metres (268.5 sq. feet). This outbuilding is approx. 13.8 sq. metres (149.7 sq. feet).

Main area: Approx. 195.9 sq. metres (2108.5 sq. feet)



Main area: approx. 79.9 sq. metres (860.2 sq. feet)  
This outbuilding is approx. 13.8 sq. metres (149.7 sq. feet)