



4 Pointon Lane

| LE65 2RS | Offers In The Region Of £350,000

ROYSTON
& LUND

- Detached Family Home In Prime Location
- Three Double Bedrooms
- Good Sized Lounge
- Detached Garage and driveway.
- EPC Rating B
- Private Walled GArden
- Downstairs WC - Ensuite - Family Bathroom
- Modern Kitchen/Diner
- Freehold
- Council Tax Band D





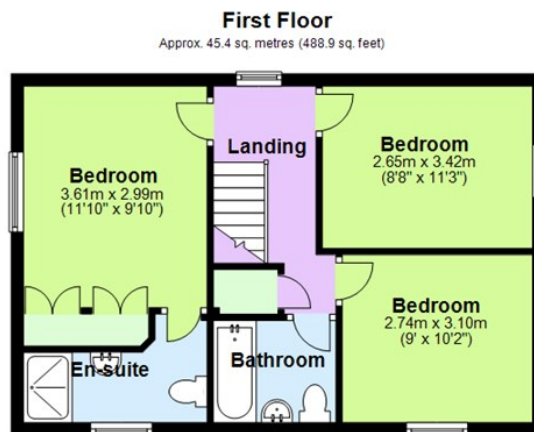
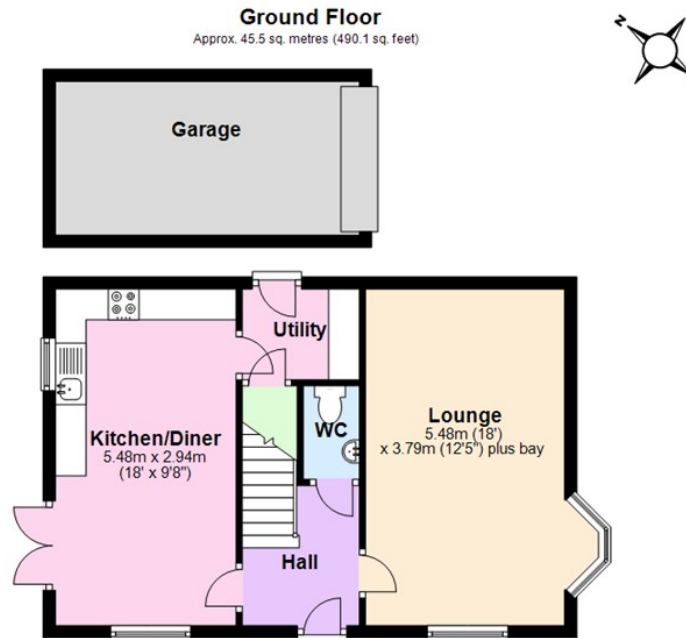
A stunning detached modern property located in the highly sought after development in the market town of Ashby-de-la-Zouch. With a private walled garden situated in a quite cul-de-sac.

Upon entering the property you are greeted by the hallway which provides access to the accommodation on both levels including a ground floor WC. The lounge runs the length of the property and provides an ideal space for the family. The kitchen/diner includes a modern range of units, integrated appliances and access to a separate utility room.

To the first floor there are three double bedrooms. The main bedroom includes fitted wardrobes and the benefit of an en-suite shower room/WC. The bedrooms are complemented by the family bathroom which features a three piece white suite including a bath with an overhead shower, wash basin and WC.

Outside, the garden comprises of a patio space and a lawn. To the rear there is a tandem driveway leading to a detached garage.

Catchment to the sought after schools in Ashby and walking distance to amenities including a Doctors Surgery, shop, café and pubic house serving food.



Total area: approx. 91.0 sq. metres (979.0 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) A		95
(81-91) B	84	
(69-80) C		
(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

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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