



22 Ashby Road  
| DE11 7BY | Offers In The Region Of £270,000

ROYSTON  
& LUND

- Offers in The Region of £270,000
- Generous Plot To The Front & Rear
- Three Bedrooms
- Quiet Location
- EPC Rating D
- Three Storey Detached House
- Integrated Garage
- Bathroom With A Separate WC
- Freehold
- Council Tax Band C





The ground floor features an entrance hall, study, conservatory, WC, utility room, and garage. On the first floor, you'll find a sleek, modern kitchen, a dining room with full-length windows overlooking the private, tree-lined front garden, and a spacious lounge perfect for family gatherings. The second floor houses three bedrooms, a family bathroom and a separate WC.

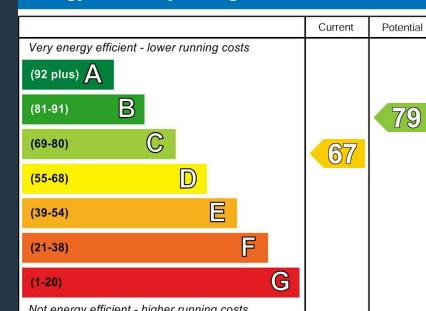
Set on a generously sized plot, the garden is ideal for outdoor enthusiasts, providing ample room for al fresco dining, gardening, or a play area for children and pets.

Woodville, a village in South Derbyshire, offers essential amenities including local shops, a post office, primary schools, and healthcare facilities. It features several parks and green spaces, a community centre, and easy access to nearby towns for additional services.



## EPC

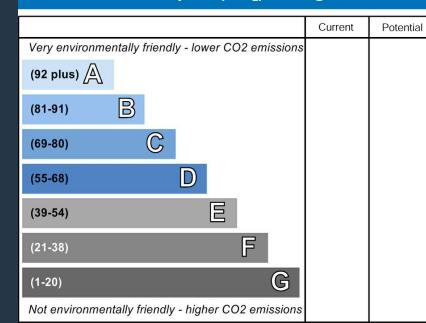
### Energy Efficiency Rating



EU Directive  
2002/91/EC

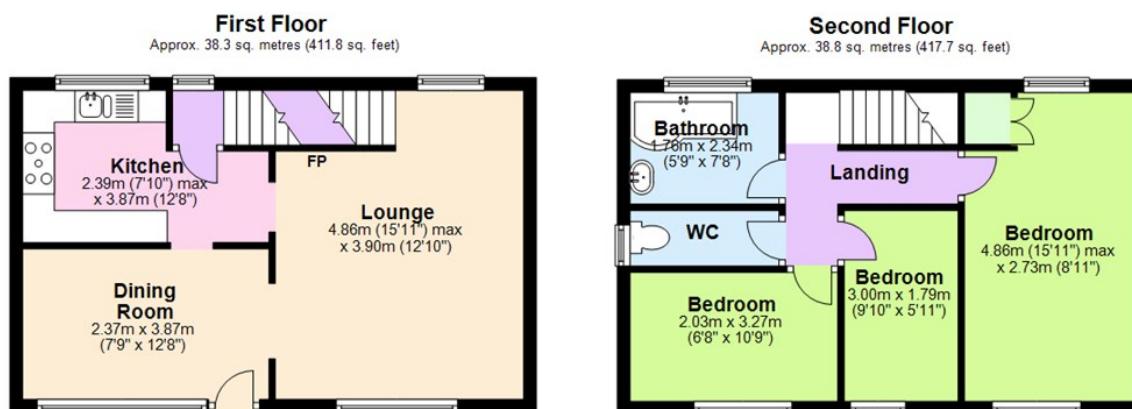
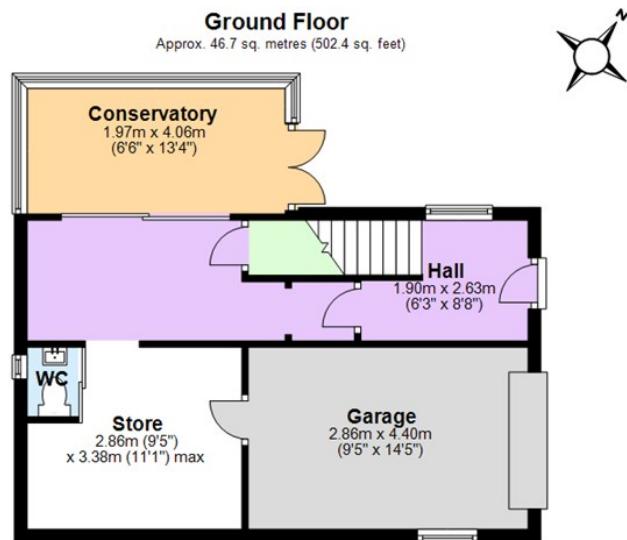
### England & Wales

### Environmental Impact (CO<sub>2</sub>) Rating



EU Directive  
2002/91/EC

### England & Wales



Total area: approx. 123.7 sq. metres (1332.0 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.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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