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23 Dickinson Close

| LE65 2WD | Guide Price £409,950

ROYSTON  
& LUND

- NO UPWARD CHAIN
- Four Well-Proportioned Bedrooms
- Modern Kitchen/Diner
- Generous Rear Garden
- Freehold - EPC Rating B
- Detached Family Home
- Two Reception Rooms
- Utility/WC
- Tandem Driveway Leading To A Single Garage
- Council Tax Band E





\*NO UPWARD CHAIN\*

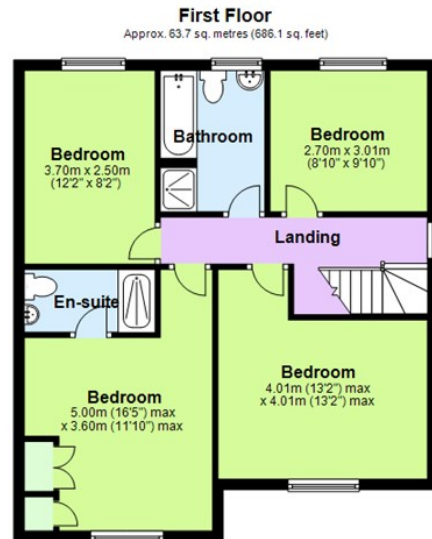
Royston & Lund are pleased to present this detached family home situated in the historic market town of Ashby-de-la-Zouch. The town boasts a charming mix of Georgian and Tudor architecture, particularly along Market Street, which is lined with independent shops, cafes, and restaurants. Ashby also features several well-regarded schools, making it a popular choice for families.

Upon entering the property you are greeted by the hallway which provides access to the accommodation throughout. To the ground floor there are two reception rooms, modern kitchen/diner with fully fitted units, separate utility and a WC.

To the first floor there four double bedrooms. The main bedroom benefits from fitted wardrobes and an en-suite shower room/WC. The other bedrooms are complemented by the family bathroom which includes a four piece white suite consisting of a shower, wash basin, WC and a bath.

Outside, there is a tandem driveway which leads to a single garage. To the rear there is an enclosed rear garden with a lawn, patio area and fenced boundaries.





Total area: approx. 128.6 sq. metres (1384.3 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



**EPC**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>94</b>
(81-91) <b>B</b>		<b>85</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			

**ROYSTON & LUND**