



24 Dickinson Close

| LE65 2WD | Guide Price £535,000

**ROYSTON
& LUND**

- Guide Price Range £535,000 - £550,000

- Three Reception Rooms: Versatile Study, Spacious Lounge With Fireplace, And Dining Area Off The Kitchen

- Useful Utility Room With Side Door Leading To The South Facing Garden

- Main Bedroom Includes Fitted Wardrobes And A Modern En-Suite Shower Room/WC

- Freehold - EPC Rating B

- Entrance Hall Provides Access To All Accommodation, Including A Convenient Ground Floor WC

- Modern Kitchen Features Fitted Units, Integral Appliances, And A Centre Island With Sleek Countertops

- Four Generously Sized Bedrooms On The First Floor Offer Ample Space

- Meticulously Maintained Garden With Patio, Lawn, And Driveway Leading To A Double Garage

- Council Tax Band E





Guide Price Range £535,000 - £550,000 * NO UPWARD CHAIN*

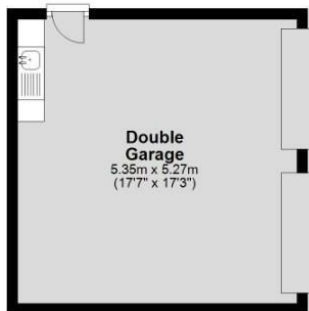
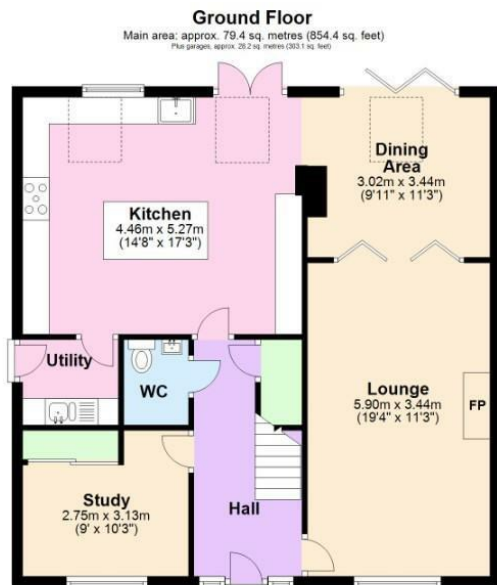
Royston & Lund are pleased to present this well-presented detached family home in the historic market town of Ashby-de-la-Zouch. Ashby-de-la-Zouch offers amenities like cosy pubs, restaurants, independent shops and charming cafes. Visitors can enjoy Ashby Castle, leisure centers, a local museum, scenic parks, and regular markets in this historic market town.

Stepping into the property you are greeted by the entrance hall which gives access to the accommodation on both floors including a ground floor WC. The property comprises of three reception rooms; versatile study, spacious lounge with a fire place and a dining area which is conveniently located off the kitchen. The kitchen features fully fitted units, integral appliances and a feature centre island with sleek countertops. Lastly, there is a useful utility with a side door providing access to the garden.

To the first floor there are four generously sized bedrooms. The main bedroom features fitted wardrobes and a modern en-suite shower room/WC. The bedrooms are complemented by the family bathroom which consists of a three piece white suite including a bath, wash basin and a WC.

Outside, there is a meticulously maintained rear garden consisting of a patio space which is perfect for garden furniture. There is also a lawn space which is enclosed due to the fenced boundaries. Lastly, there is a driveway leading to a detached double garage which features a stainless steel sink.





Main area: Approx. 141.6 sq. metres (1524.7 sq. feet)
Plus garages, approx. 28.2 sq. metres (303.1 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		93
(81-91) B	85	
(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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