

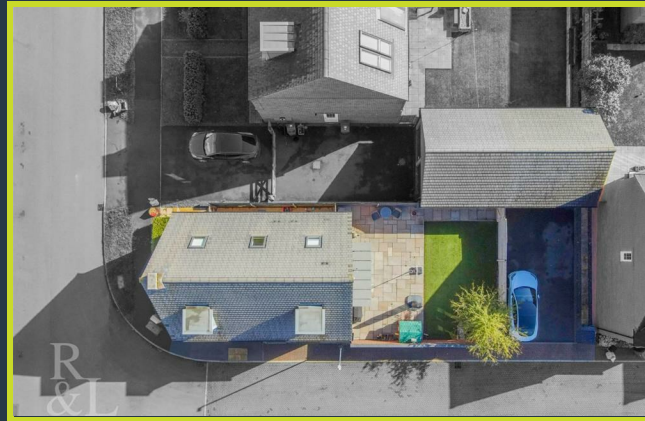


1 Clarence Place

| LE65 1FR | Guide Price £525,000

ROYSTON  
& LUND

- Guide Price £525,000 - £535,000
- Double Aspect Kitchen, Lounge
- Bathroom, Shower Room and En-suite
- Landscaped Garden
- EPC B
- Detached Family Home - Three Storeys - Five Double Bedrooms
- Kitchen & Utility Room
- Double Aspect Main Bedroom & Second Bedroom
- Freehold
- Council Tax F





Guide Price £525,000 - £535,000

Royston and Lund are pleased to bring to the market this conveniently located five double bedroom family home on a highly sought after modern development in Ashby de la Zouch. The home is within close proximity of the centre of Ashby, where you can find a whole host of amenities including shops, restaurants, bars, pubs and coffee shops.



Entering into the hallway that benefits from a downstairs WC, there is access into the lounge, kitchen/diner and stairs to the first floor. The kitchen area is enhanced by a range of fully integrated appliances including a fridge/freezer, double oven, hob, dishwasher and a separate utility room.

To the first floor there are three well proportioned bedrooms and a three piece family bathroom consisting of a bath with shower overhead, WC and wash basin. Two bedrooms benefit from built in wardrobes and the main bedroom also has an en-suite shower room. To the second floor there are two further bedrooms and a separate shower room.

To the rear of the property there is an enclosed landscaped garden with a lawn, patio area, artificial lawn area fenced boundaries and secure gated access to the driveway & detached double garage.



## EPC

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		92
(81-91) <b>B</b>	84	
(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		

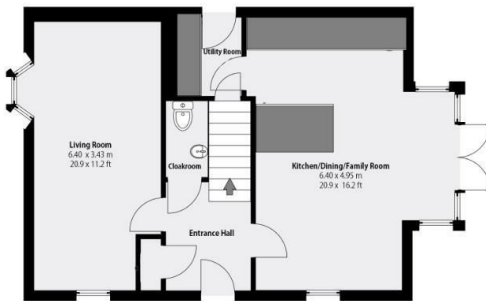
England & Wales EU Directive 2002/91/EC

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

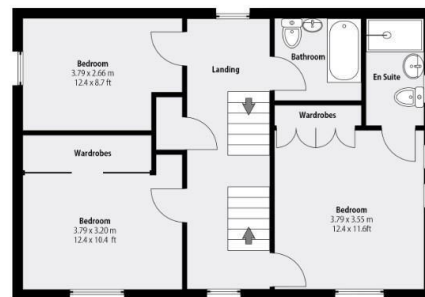
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

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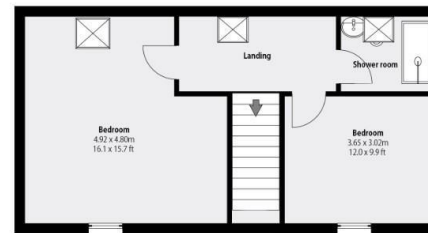
Ground Floor



First Floor



Second Floor



Approximate Area : 174 m<sup>2</sup> | 1872.92 Sq Ft.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Windows, doors, room sizes and other items included in this floorplan are **NOT TO SCALE**.

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.

**ROYSTON & LUND**