



3 Ashby Road

| LE67 8PB | Offers In The Region Of £290,000

ROYSTON
& LUND

- *No Upward Chain*
- Potential To Add Value
- Countryside, Village Location
- Parking for Two Cars
- EPC Rating D
- Three Bedroom Detached Family Home
- Three Reception Rooms
- 5 Minute Walk to Local Nature Reserve
- Freehold
- Council Tax Band C





A three bedroom detached home situated in the village of Newbold Coleorton. Sold with no upward chain, this property offers a buyer an exciting opportunity to create their home in exactly the way they wish and has potential to add value after refurbishment. Situated in the heart of the village with off street parking to the front.

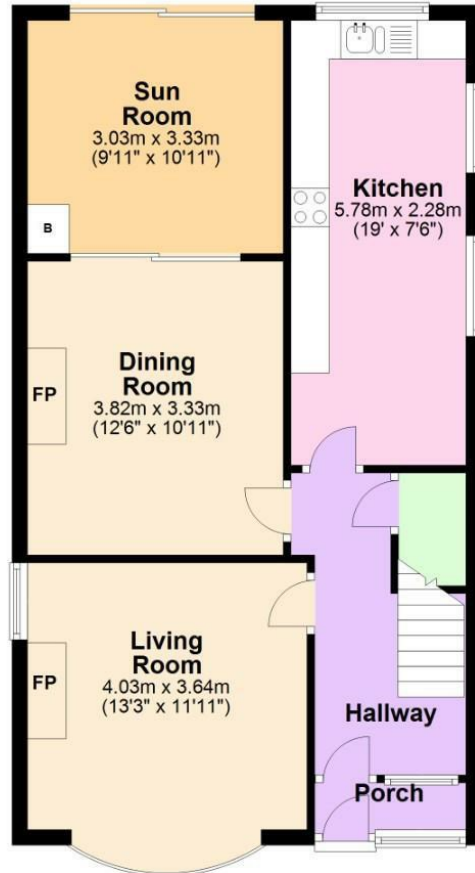
In brief the ground floor comprises an entrance hallway with storage, a bay fronted lounge, separate dining room with access to a sunroom and a fitted kitchen that has an integrated oven, hob and extractor fan with space for further freestanding appliances. To the first floor there are two double bedrooms, one single bedroom and a three piece bathroom consisting of a bath with shower overhead, WC and wash basin. To the rear of the property there is a private south facing garden with a patio area, lawn, mature shrubs and hedged/fenced boundaries.

Newbold Colerton offers a local Public House, Cafe and village primary school.

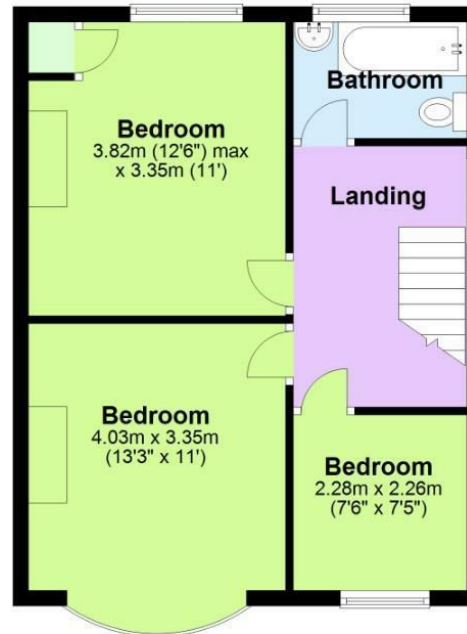
Planning permission was granted previously for a two storey extension, now expired but potential to re apply



Ground Floor
Approx. 60.4 sq. metres (650.1 sq. feet)



First Floor
Approx. 42.5 sq. metres (457.6 sq. feet)



Total area: approx. 102.9 sq. metres (1107.7 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		
(81-91) B		
(69-80) C		70
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) 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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