



R
&L

43 Philip Bent Road

| LE65 2AN | Guide Price £450,000

ROYSTON
& LUND

- Guide Price of £450,000 - £475,000
- Four/Five Bedrooms
- Bathroom & 2 En-Suite Shower Rooms
- No Upward Chain
- EPc Rating B - Freehold
- Three Storey Detached Family Home
- Utility Room And Downstairs WC
- Driveway And Garage
- 0.5 Miles From Centre Of Ashby
- Council Tax Band F





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Royston and Lund are delighted to bring to the market this modern three storey detached family home in Ashby de la Zouch. Situated towards the end of a cul de sac with local countryside walks accessed from the front, this home is sold with no upward chain. Philip Bent Road is situated only approximately 0.5 miles from the centre of Ashby where you can find all of the local amenities on offer.

The ground floor comprises an entrance hall with a downstairs WC, a generous lounge with bay to the side, a spacious kitchen diner with a fully integrated kitchen area and a separate utility room with storage. The kitchen area has an integrated double oven, hob, extractor fan, dishwasher and a fridge/freezer and there are french doors into the garden from the dining area.

To the first floor there are three bedrooms and a three piece bathroom consisting of a bath with shower overhead, WC and washbasin. Off the main bedroom there is a dressing room with built in wardrobes and an en-suite shower room with a shower, WC and washbasin and from bedroom two there is a balcony. To the second floor there is a further double bedroom, a study that could potentially be a fifth bedroom with storage and a further en-suite shower room. The garage and driveway is accessed via road to the rear and there is also an enclosed lawned garden with fenced boundaries. This property also includes the advantage of an EV charger.





EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(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		

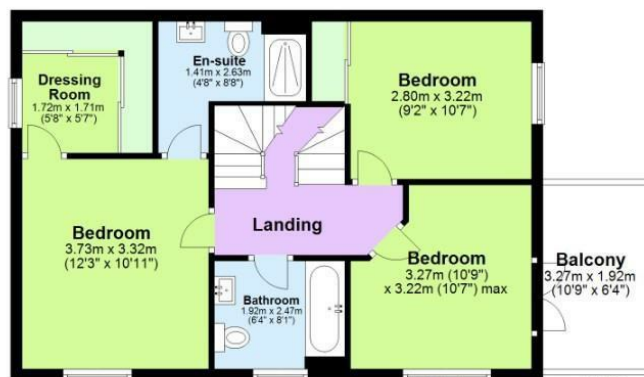
England & Wales EU Directive 2002/91/EC

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Ground Floor
Approx. 76.2 sq. metres (820.3 sq. feet)



First Floor
Approx. 56.2 sq. metres (604.5 sq. feet)



Total area: approx. 167.9 sq. metres (1807.1 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.

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