

# SUPERIOR HOMES

## ROYSTON & LUND





# 84 Spring Avenue

| LE65 2RB

Guide Price £630,000

Guide Price of £630,000 to £650,000

Royston and Lund are delighted to offer to the market this well presented detached family home on a highly sought after modern development in Ashby de la Zouch. Set over three storeys and offering a generous and versatile amount of living space, this home is finished with a range of top quality fixtures & fittings and is ready to move into. The property has ample off street parking down the side for several vehicles, there is an EV charging point and a double detached garage.

Entering into the hallway that benefits from a downstairs WC and built in storage, there is access into the lounge, study, open plan living and stairs to the first floor. The rear of the property offers a generous living space with a sitting area, dining space and a fully integrated kitchen that benefits from an integrated double oven, hob, extractor fan, dishwasher, fridge/freezer, central breakfast island with sink unit and a separate utility room with space for a washer and a dryer.

To the first floor there are three well proportioned double bedrooms and a four piece family bathroom consisting of a bath, shower, WC and wash basin. The main bedroom has a dressing area with built in wardrobes and an en-suite shower room, while there is also built in wardrobes to both of the other two bedrooms.

To the second floor there are a further two double bedrooms with built in wardrobes and a three piece shower room consisting of a shower, WC and wash basin. At the rear there is a low maintenance garden with artificial turf, block paving and fenced boundaries.





- Guide Price of £630,000 to £650,000
- Detached Three Storey Home
- Five Double Bedrooms With Built In Wardrobes
- Bathroom, En-suite and a Shower Room
- Utility Room & Downstairs WC
- Open Plan Living To The Rear
- Ample Off Street Parking & Double Garage
- Low Maintenance Garden
- EPC Rating B - Freehold
- Council Tax Band F - Annual Estate Charge - £200 PA









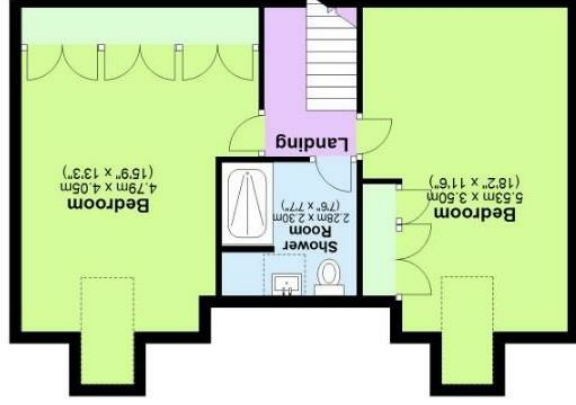








These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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.



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.  
 Plan produced using PlanUp.  
 Plus garages: approx. 26.2 sq. metres (282.1 sq. feet)  
 Main area: Approx. 207.9 sq. metres (2237.8 sq. feet)

England & Wales		EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92 plus)	A	(81-91)
		B	(69-80)
		C	(55-68)
		D	(39-54)
		E	(21-38)
		F	(1-20)
Not energy efficient - higher running costs		G	
Energy Efficiency Rating		EU Directive 2002/91/EC	
Very environmentally friendly - lower CO2 emissions	(92 plus)	A	(81-91)
		B	(69-80)
		C	(55-68)
		D	(39-54)
		E	(21-38)
		F	(1-20)
Not environmentally friendly - higher CO2 emissions		G	
Environmental Impact (CO2) Rating		EU Directive 2002/91/EC	
Very environmentally friendly - lower CO2 emissions	(92 plus)	A	(81-91)
		B	(69-80)
		C	(55-68)
		D	(39-54)
		E	(21-38)
		F	(1-20)
Not environmentally friendly - higher CO2 emissions		G	

EPC

