



8 Miles Drive

| LE65 2RR | Offers In The Region Of £280,000

ROYSTON  
& LUND



- End Town House
- Off Road Parking
- Rear Garden
- Kitchen Diner
- Council Tax Band C
- Three Bedrooms
- Cul de Sac Location
- Originally Built By Davidsons Homes
- Ground Floor Cloaks
- Freehold- EPC B





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This end town house was originally built by Davidsons Homes on the popular Ashby Gardens development. Nested in the corner of the Cul-de-Sac it boasts a beautiful position with off road parking to the front.

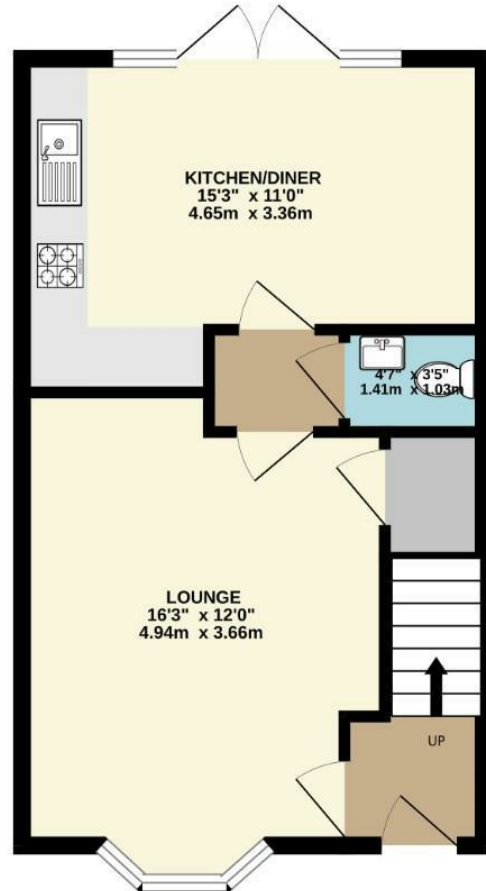
You enter the home into a small hallway with stairs leading to the first floor, door leads to the good sized lounge with a bay window overlooking the front elevation. At the rear, the modern kitchen awaits, complete with French doors that open onto the garden. The ground floor also benefits from a ground floor cloakroom with wc.

Upstairs, the home boasts three beautifully appointed bedrooms and a stylish family bathroom. This home features a practical slabbed area at the front and a stylish decked entertaining space at the rear. Designed for easy upkeep, the garden is perfect for relaxing or hosting outdoor gatherings. Properties on this popular development are highly desirable and sell quickly. Don't miss the chance to make this house your home—contact us today to arrange your personal tour!

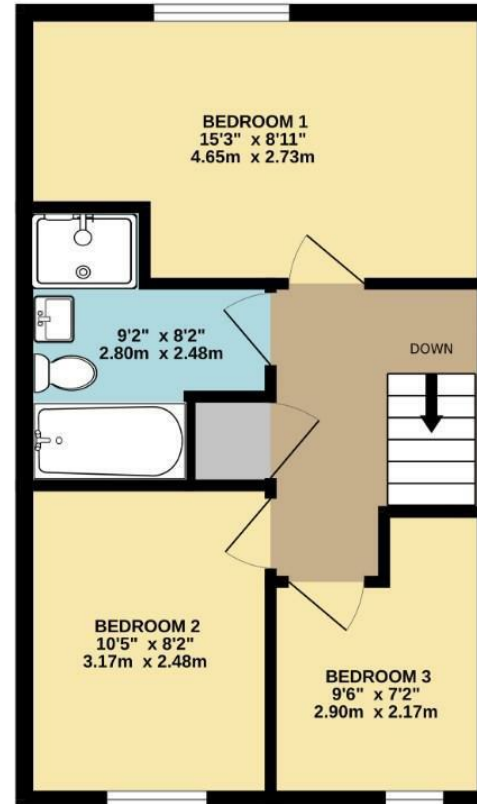




GROUND FLOOR  
402 sq.ft. (37.4 sq.m.) approx.



1ST FLOOR  
397 sq.ft. (36.9 sq.m.) approx.



TOTAL FLOOR AREA : 799 sq.ft. (74.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>96</b>
(81-91) <b>B</b>	<b>84</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 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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