



8 Goose Pen Lane

| LE65 2WE | Guide Price £270,000

ROYSTON  
& LUND



- Guide price £270,000 to £280,000
- Close to National Forest Walks
- Downstairs WC
- Off Street Parking for Two Cars
- Council Tax Band B
- Three Bedroom Semi-Detached Property
- Good Sized Kitchen/Diner with Built in Appliances
- Ensuite to Principle Bedroom & Family Bathroom
- EPC Rating B
- Freehold





A beautifully presented three bedroom semi detached house in Ashby de la Zouch. The property is surrounded by stunning, rural countryside as well as amenities including well-regarded schools, local shops and frequent transport links.

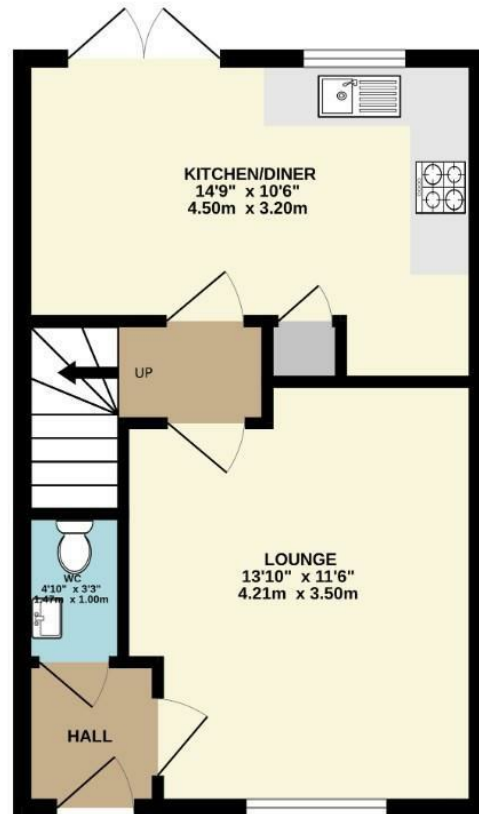
Entering the property you are greeted by the entrance hall which provides access to the ground floor WC and the lounge. The lounge is a nicely-sized room with a window to the front elevation providing natural lighting. Separating the lounge and the dining kitchen are the stairs providing access to the first floor landing. Lastly, the dining kitchen comprises of a range of units and integrated appliances consisting of a dishwasher, fridge/freezer, hob, oven and a canopy extractor fan. There is also the benefit of a storage cupboard and French doors into the rear garden

To the first floor there are three bedrooms, two of them are doubles, the principle bedroom has an en-suite shower room. There is also a three piece family bathroom..

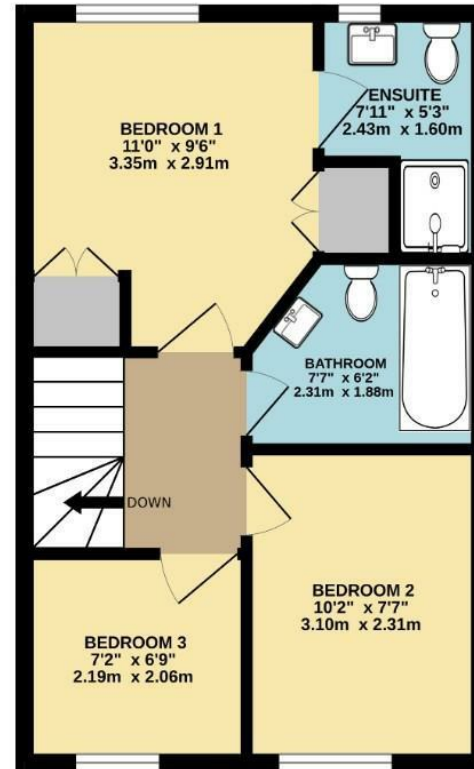
Outside, the property is complemented by an enclosed rear garden with a good sized patio and a lawned area. There is also an outbuilding with light and power, with double glazing and UPVC doors, with scope to easily become an office with interior change.

To the front of the property there is a driveway providing off-street parking for two vehicles.

GROUND FLOOR  
359 sq.ft. (33.3 sq.m.) approx.



1ST FLOOR  
359 sq.ft. (33.3 sq.m.) approx.



TOTAL FLOOR AREA : 718 sq.ft. (66.7 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>		
(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 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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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.

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