



Loudoun Court South Street

| LE65 1BQ | Offers In The Region Of £190,000

ROYSTON
& LUND

- Offers In The Region Of £190,000
- Heart of Ashby
- Shower Room
- EPD- E.
- Freehold
- Two Bedroom Town House
- Seperate Living area
- Dedicated Parking Space
- Council Tax - B





Offers In The Region Of £190,000

Upon entering, you are welcomed into a cosy lounge. This leads seamlessly into a stylish, modern kitchen, complemented by a separate dining area.

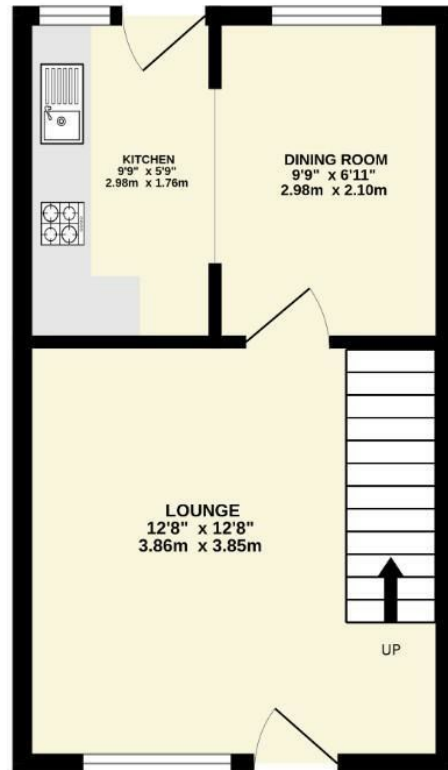
Upstairs, the home boasts a generously sized principal bedroom and a versatile second bedroom, both served by a contemporary shower room.

To the rear, you'll find a private garden, providing an excellent outdoor retreat, along with the added convenience of a dedicated parking space.

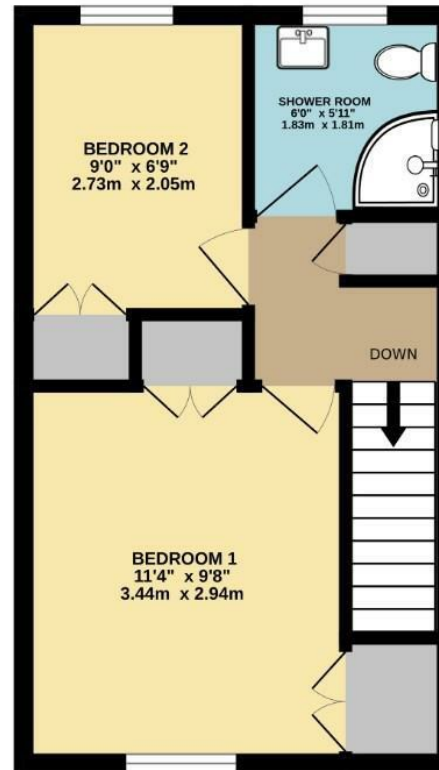
Whether you're a first-time buyer, investor, or looking to downsize, this property presents a fantastic opportunity in a highly sought-after location.



GROUND FLOOR
284 sq.ft. (26.4 sq.m.) approx.



1ST FLOOR
284 sq.ft. (26.4 sq.m.) approx.



TOTAL FLOOR AREA : 568 sq.ft. (52.7 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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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.



EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	42	
(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		

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