



35 Leicester Road

| LE65 1DA | Guide Price £400,000

ROYSTON  
& LUND



- Guide Price £400,000 - £425,000
- Period Features Throughout
- Kitchen & Separate Utility Room
- In Need of Modernisation
- Council Tax D, EPC D
- Three Bedroom Semi-Detached Property
- Large Lounge, Dining Room
- Family Bathroom and Family Shower Room, Downstairs WC
- Large Garden, Garage & Workshop.
- Freehold







Royston & Lund have pleasure to bring to the market this delightful period semi-detached property which has an abundance of curb appeal and sits on a good sized plot. The property has many original features throughout. The property is perfect for modernisation.

On entering the home into a good-sized entrance hall there are stairs leading to the first floor; with under stairs storage and doors to ground floor rooms. To the front of the home there is a large lounge with glorious square bay window to the front and window and a further two windows allowing plenty of light into the room. At the rear sits a dining room which overlooks the garden and in turn leads to the kitchen with access to a rear utility room with a door to the rear garden, and convenient wc.

On the first floor there are three generous bedrooms, two to the front; the main bedroom having dual aspect windows and the third bedroom offers views to the rear garden. There is a three-piece family bathroom and additional shower room.

The rear garden is a really good size offering a large area laid to lawn and well stock boarders. There is a shed/summerhouse, a garage and workshop. There is a garden to the front of the property offering privacy to the home, plentiful parking for cars and side access to the garage at the rear.

This is a great opportunity to acquire a period home in very close proximity to the Market town of Ashby de la Zouch.



GROUND FLOOR  
996 sq.ft. (92.5 sq.m.) approx.

1ST FLOOR  
615 sq.ft. (57.2 sq.m.) approx.



TOTAL FLOOR AREA: 1611 sq.ft. (149.7 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 misstatement. 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 firm's 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) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>63</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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