



46 Marlborough Way

| LE65 2QR | Guide Price £425,000

ROYSTON
& LUND

- ** Guide Price £425,000 to £435,000**
- Separate Kitchen/Diner/Lounge
- Driveway For Multiple Vehicles
- Enclosed South-Facing Rear Garden
- EPC- B
- Spacious Four-Bedroom Detached Home
- Downstairs WC , En Suite And A Family Bathroom
- Close To Excellent Local Amenities
- Freehold
- Council Tax Band - E





****Guide Price £425,000 to £435,000****

Royston and Lund are delighted to present this spacious four-bedroom detached home in the sought-after town of Ashby de la Zouch. Upon entering, a welcoming hallway leads to a bright and airy lounge that seamlessly flows into a generous dining area, perfect for entertaining. An archway connects the dining space to a well-appointed kitchen with convenient access to a double garage. The ground floor also benefits from a separate study, ideal for home working, along with a downstairs WC for added practicality.

Upstairs, the landing provides access to four well-proportioned bedrooms, including a master suite featuring a stylish three-piece en-suite with a shower, wash basin, and WC. The family bathroom is equally well-appointed with a bath and overhead shower, wash basin, and WC. Additional storage is thoughtfully integrated into the bedrooms and under the stairs.

Externally, the property boasts a private driveway with ample parking for multiple vehicles and a beautifully enclosed south-facing rear garden, offering a peaceful retreat. Ideally located close to excellent local amenities, including schools, shops, and restaurants, this home perfectly balances comfort, convenience, and modern family living.





EPC

Energy Efficiency Rating

| | Current | Potential |
|---|---------|-----------|
| 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) G | | |
| Not energy efficient - higher running costs | | |
| | 81 | 84 |

England & Wales EU Directive 2002/91/EC

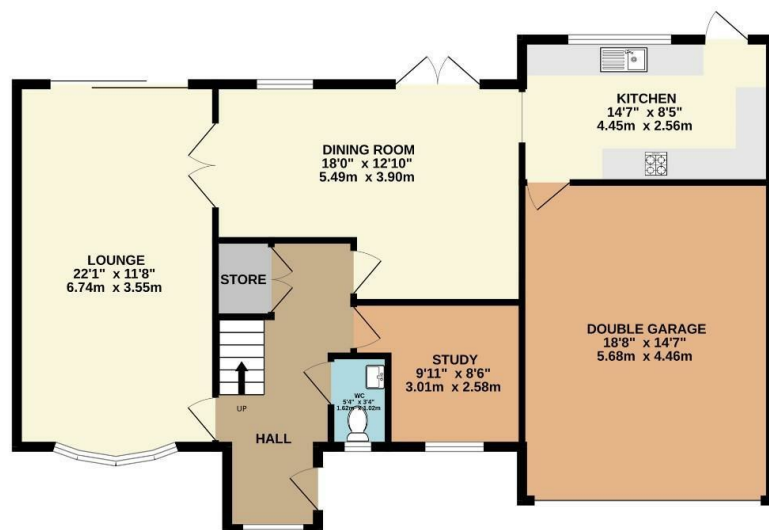
Environmental Impact (CO₂) Rating

| | 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 | | |

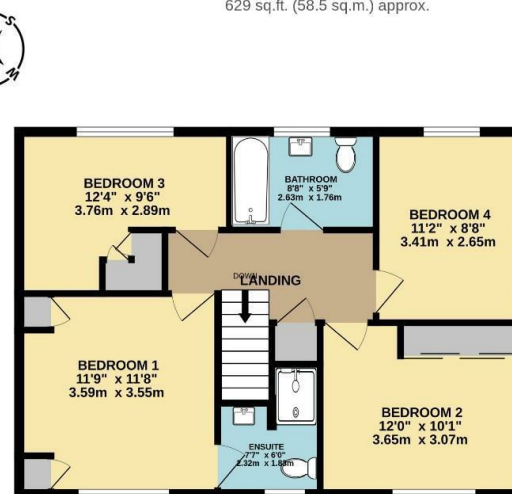
England & Wales EU Directive 2002/91/EC

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GROUND FLOOR
1055 sq.ft. (98.0 sq.m.) approx.



1ST FLOOR
629 sq.ft. (58.5 sq.m.) approx.



TOTAL FLOOR AREA : 1685 sq.ft. (156.5 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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