



112B Smisby Road

| LE65 2JN | Guide Price £200,000

ROYSTON  
& LUND



- Offers In The Region Of £200,000
- Close to Ashby local town
- Parking for two cars
- EPC C
- Leasehold
- ? Bedroom Maisonette
- Rear Garden
- Kitchen/ Diner
- Council Tax A





Offers In The Region Of £200,000

We're delighted to bring to the market this three bedroom recently modernised maisonette situated within close proximity of the Market town of Ashby-de-la-Zouch.

The property benefits from its own entrance door with stairs leading to the first floor. On this floor there is two large reception rooms; one that can be used as a lounge or bedroom to the front and and sitting/dining room to the front and and sitting/dining room with a Juliet balcony. The kitchen leads to the kitchen with a built in hob and oven. A door leads through to the four piece modern bathroom suite to the rear.

Stairs lead from the lounge to the first floor with two further bedrooms one being a double with eaves storage in both rooms

Outside there is a large enclosed rear garden with parking for two cars behind.

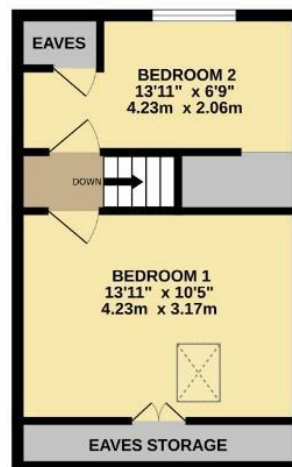
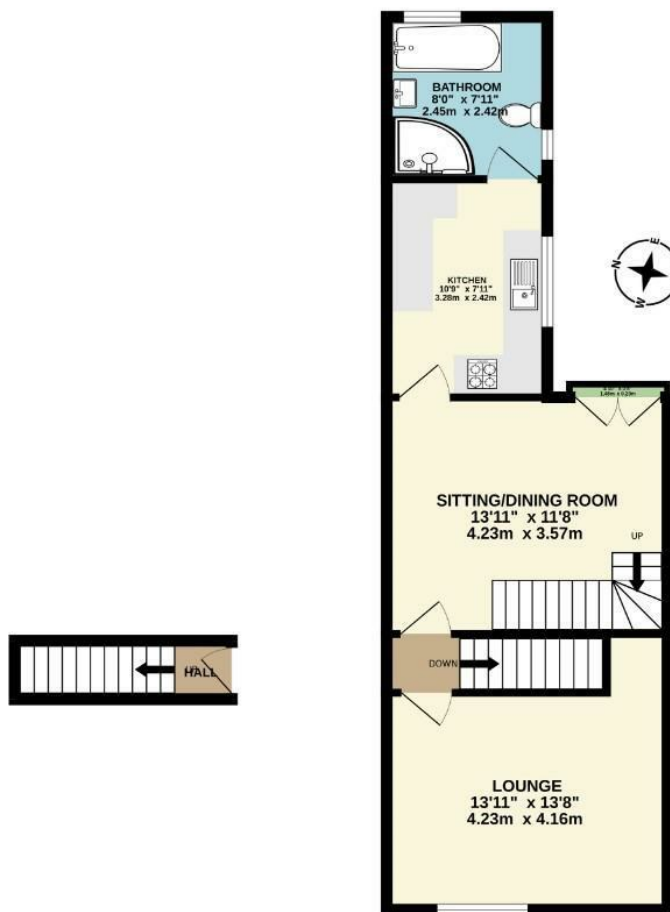
The home has been tastefully modernised with new carpets throughout.



GROUND FLOOR  
311 sq.ft. (28.9 sq.m.) approx.

1ST FLOOR  
501 sq.ft. (46.6 sq.m.) approx.

2ND FLOOR  
310 sq.ft. (28.8 sq.m.) approx.



TOTAL FLOOR AREA: 842 sq.ft. (78.2 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) A		
(81-91) B		
(69-80) C	75	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

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