



20 Pottery Lane

| LE65 1SN | Guide Price £425,000

ROYSTON
& LUND

- Guide Price £425,000 - £435,000
- Four Double Bedrooms
- Study + Downstairs WC
- Bathroom + En-suite
- EPC Rating C - Freehold
- Detached Family Home
- Two Reception Rooms
- Long Driveway + Single Detached Garage
- Westerly Facing Landscaped Garden
- Council Tax Band E





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Royston and Lund are delighted to bring to the market this four bedroom detached family home situated in the village of Lount. This property sits on a small modern development towards the end of a cul de sac and has off street parking for up to 3 vehicles, as well as a single detached garage to the rear. Lount is well positioned for easy access to Ashby de la Zouch, East Midland Airport, M42 & M1.

Entering into the hallway that benefits from built in storage and a downstairs WC, there is access into the kitchen diner, both reception rooms and the study. The kitchen area has a range of fully integrated appliances including a double oven, hob, extractor fan, dishwasher and a separate utility room that has space for a washer and a dryer.

To the first floor there are four double bedrooms and a three piece bathroom consisting of a bath with shower overhead, WC and wash basin. The main bedroom benefits from an en-suite shower room and built in wardrobes, while bedroom two also has built in wardrobes.

At the rear of the property there is a westerly facing landscaped garden with a patio area, lawn, raised beds and fenced boundaries.





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PROTECTED

THE GUILD

PROPERTY PROFESSIONALS

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B	78	
(69-80) C		
(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 ₂) 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		

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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