



20 Schofield Court

| LE65 2RU | Guide Price £260,000

ROYSTON
& LUND

- Guide Price £260,000 - £265,000
- Kitchen/ Dinner with Large Patio Doors
- Four Piece Family Bathroom
- Parking for Two Vehicles
- EPC B- Council Tax B
- Three Bedroom Semi Detached Home
- Seperate Lounge
- South Facing Enclosed Garden
- Immaculately Presented
- Freehold





Guide Price £260,000 - £265,000

Royston and Lund are delighted to present this three bedroom semi detached home on the highly sought after modern development in Ashby de la Zouch. The property is immaculately presented throughout.

Entering into the hallway there is access into the lounge and stairs to the first floor. The lounge benefits from built in storage and leads to an inner hall with downstairs WC. The kitchen diner runs the full width of the property with integrated appliances including an oven, hob and extractor fan, fridge/freezer, washing machine, dishwasher, microwave. Double patio doors, flanked by floor to ceiling windows, open into the south facing garden.

To the first floor there are two double bedrooms, the main bedroom running the full width of the property to the rear, one single bedroom. A four piece bathroom consisting of a bath, shower, WC and wash basin and a built in cupboard on the landing completes.

At the rear of the property there is a private south facing landscaped garden with a patio area and lawn.

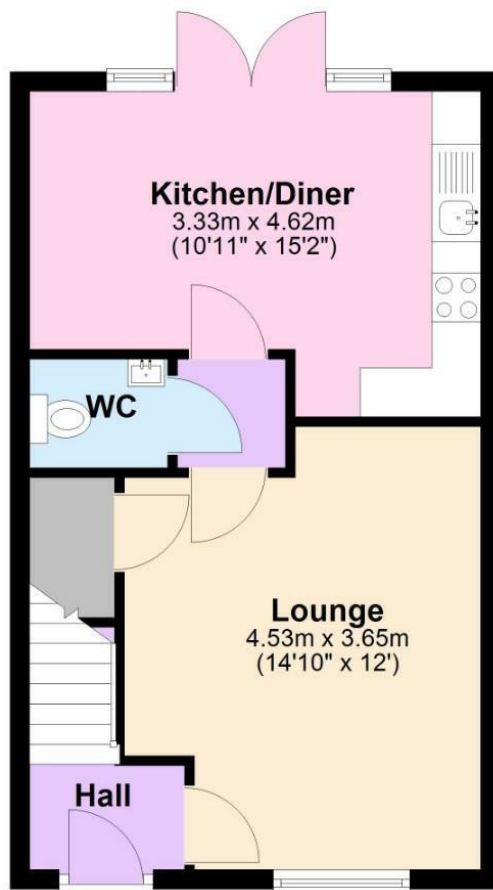
The development is within walking distance from local amenities including a small supermarket, cafe, public house, doctor's surgery and primary school. Walking distance to Ashby town centre where there is a selection of shops, cafes and public houses.

Service Charge **TBC with Vendor**



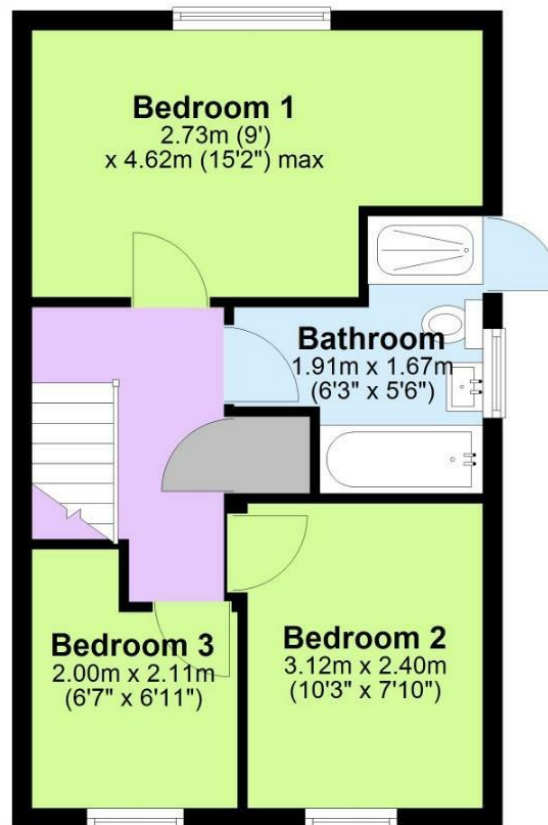
Ground Floor

Approx. 36.5 sq. metres (393.3 sq. feet)



First Floor

Approx. 36.5 sq. metres (392.7 sq. feet)



Total area: approx. 73.0 sq. metres (786.0 sq. feet)



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	84	
(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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

**ROYSTON
& LUND**