

# SUPERIOR HOMES

## ROYSTON & LUND





# 3 Windermere Avenue

| LE65 1FA

Guide Price £575,000

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Royston & Lund are delighted to bring to the market a five/six bedroom family home in the market town of Ashby-De-La-Zouch. The property offers versatile and expansive accommodation for multi-generational modern living. Entering the property into a spacious hallway with stairs to the first floor, double doors lead into a large lounge with large bay window to the front. From the hall to the right is a ground floor bedroom with bay window and en-suite shower room.

To the rear of the property the large kitchen diner has modern wall and floor units with built in appliances including a five-ring hob, extractor and double oven, freezer, dishwasher and fridge. Glazed double doors lead into a convenient boot room with double patio doors leading into the south facing garden. Off the kitchen is a separate utility room with a door to the outside. The ground floor also has a separate dining room opening into a large garden room with air conditioning, a Guardian thermal roof and two Velux windows, bringing further light into this spacious area. Double patio doors to the garden. A study and WC complete the downstairs.

On the first floor there are five bedrooms. The master bedroom has two windows to the front and a three-piece en-suite. There is a further double bedroom to the rear, three additional bedrooms and a family bathroom. There is also an airing cupboard on the landing and loft access. The enclosed rear south facing garden, which is not overlooked, is beautifully landscaped with a variety of mature shrubs and bushes, well maintained lawn, and patio areas perfect for relaxing and entertaining. There is a single integrated garage.

At the front of the property there is parking for multiple vehicles and a large front lawn with trees hedges and shrubs.

A viewing is highly recommended to appreciate the versatility of this property.







- Guide Price £575,000 - £600,000
- Large Five/Six Bedroom Family Home
- Versatile accommodation in excess of 2100 sq ft
- Downstairs Bedroom with En-Suite Shower Room
- Three Reception Rooms and a Garden Room
- Fully Fitted Modern Kitchen with Separate Utility
- South Facing Landscaped Rear Garden
- Walking Distance to the Town Centre
- EPC Rating C
- Freehold - Council Tax E







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The picturesque market town of Ashby- de- la-Zouch lies in the civil parish of North West Leicestershire. Ashby lies at the heart of The National Forest on the A42 between Tamworth and Nottingham. In 2018, Ashby Market Street was named "Best Shopping Experience", and in 2019 it made the final of the rising-star category for UK high streets. The town boasts a range of shops, bars, cafes and restaurants, community library and leisure centre.

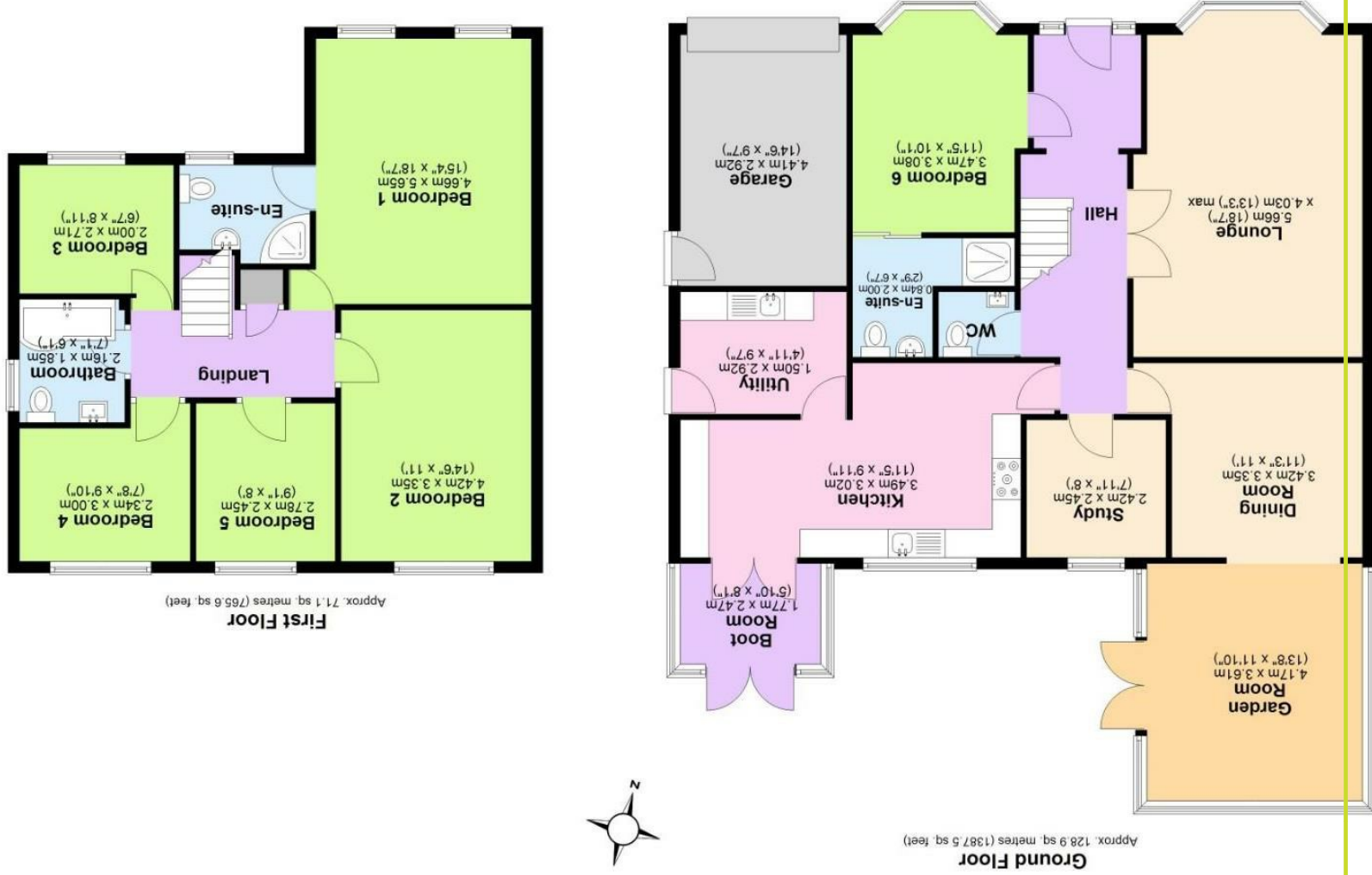


Ashby de la Zouch offers great amenities, easy motorway access, and beautiful countryside, making it an ideal place to live.



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.

Total area: approx. 200.0 sq. metres (2153.1 sq. feet)



England & Wales		EU Directive 2002/91/EC	
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)
Not energy efficient - higher running costs	G		
Energy Efficiency Rating		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
Very environmentally friendly - lower CO2 emissions	(92 plus)	A	(81-91)
	B		(69-80)
	C		(55-68)
	D		(39-54)
	E		(21-38)
	F		(1-20)
Not environmentally friendly - higher CO2 emissions	G		
Environmental Impact (CO <sub>2</sub> ) Rating		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
Potential	Current	Potential	Current

EPC



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