



7 Churchside Walk

| LE65 2FG | Offers In The Region Of £250,000

ROYSTON  
& LUND



- Offers in the Region of £250,000
- Traditional Kitchen
- Velux Windows
- Designated Parking adjacent to the Courtyard
- Council Tax Band - B
- Open-Plan Ground Floor
- Both Bedrooms En-suite Bathrooms
- Ground Floor WC
- EPC Rating - C
- Freehold







Offers in the Region of £250,000  
NO UPWARD CHAIN!

This delightful town house is a stone's throw away from the Market Town of Ashby-de-la-Zouch. Ideally located for amenities and also benefits from two en-suites. Originally built by Lychgate Homes.

Stepping through the front door, you're welcomed by a bright and open-plan ground floor, complete with fresh laminate flooring that flows seamlessly through the space. Toward the rear, a charming kitchen boasts tasteful tiled flooring and matching wall tiles, complemented by classic wooden cabinetry, a Velux window for natural light, and sleek spot lighting for a modern finish. A convenient ground-floor WC adds to the practicality of the layout.

Upstairs, you'll find two well-appointed bedrooms, each benefiting from their own en-suite bathrooms and additional Velux windows that enhance the sense of space. High ceilings throughout the first floor further amplify the airy, open feel of the home.

Outside, a private rear courtyard provides a quiet spot to relax or entertain, while allocated parking ensures added convenience.

With its fresh interior, modern amenities, and prime location near central Ashby-de-la-Zouch, this is an ideal opportunity for first-time buyers, downsizers, or investors alike.

Maintenance Fee £20 PCM Increasing to £25 PCM from 1st January 2026



EPC

#### Energy Efficiency Rating

|                                             | Current | Potential |
|---------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         | 85        |
| (69-80) C                                   | 70      |           |
| (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

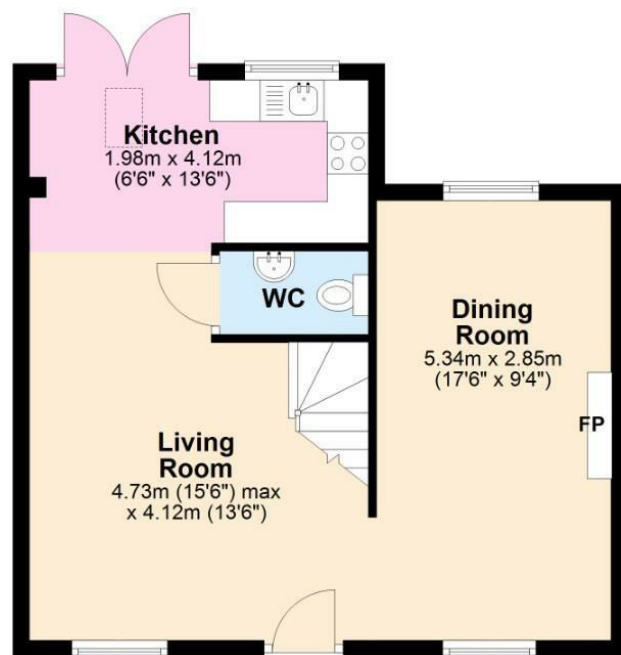
|                                                                 | Current | Potential |
|-----------------------------------------------------------------|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) A                                                     |         |           |
| (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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#### Ground Floor

Approx. 43.8 sq. metres (472.0 sq. feet)



#### First Floor

Approx. 37.8 sq. metres (407.0 sq. feet)



Total area: approx. 81.7 sq. metres (879.0 sq. feet)

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.