



R
&L

123 Spring Avenue

| LE65 2RL | Guide Price £250,000

ROYSTON
& LUND

- Guide Price £250,000
- Open Plan Kitchen/Diner with French Doors to the Rear Garden
- Bathroom with Separate Shower and Bath
- Patio Garden with an Area of Lawn
- EPC Rating - B
- Three Bedroom Semi-Detached
- Spacious Living Room
- Ground Floor WC
- Off-Road Parking for Two Vehicles
- Council Tax Band - C // Freehold





This three-bedroom semi-detached home in the sought after development of Ashby Gardens would be perfect for first time buyers. Walking distance to Ashby town centre, doctors surgery, a local supermarket and The Beeches public house.

Entering the property into a hallway through a brick-arched doorway with stairs to the first floor. To the left a door leads into the spacious living room with an under stairs storage cupboard. A door to an inner lobby where there is a convenient downstairs WC and a further door to the open-plan kitchen diner, complete with a gas hob and oven, featuring French doors that flood the space with natural light giving access to the rear garden.

Upstairs, two bedrooms are positioned to the front with the principal bedroom to the rear, and the family bathroom offers both a separate bath and shower. Outside, the rear garden combines patio paving, lawn, and planting, and to the front there is off-road parking for two vehicles.

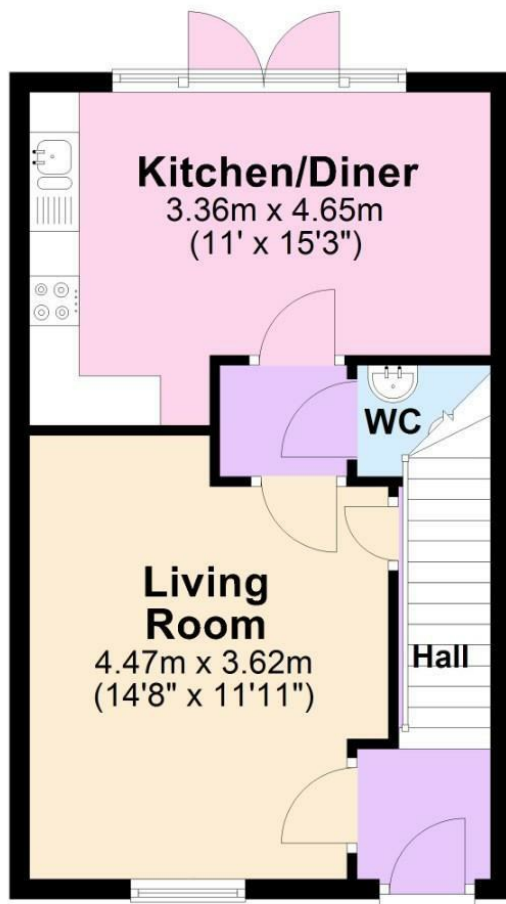
Ashby town centre offers shops, cafés, and services, while leisure options include the Bath Grounds and Willesley Park Golf Course.

The property also benefits from strong road connections, with easy access to the A42, A511, and M42, providing convenient routes to Leicester, Birmingham, Derby, and Nottingham.



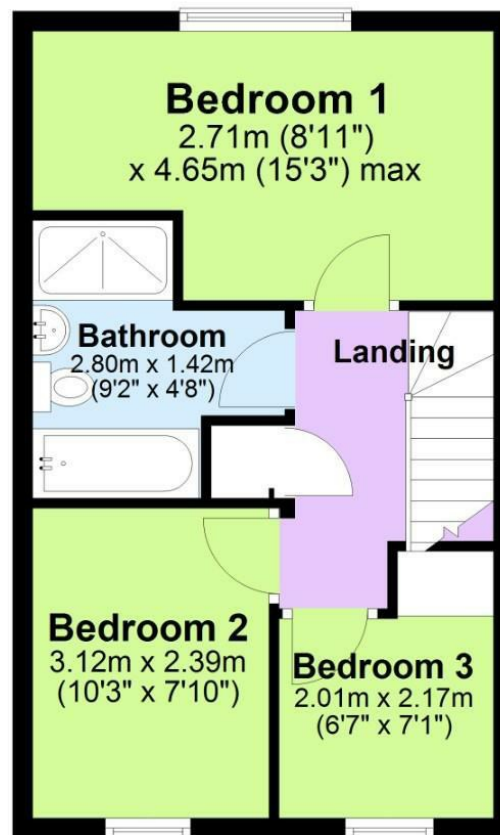
Ground Floor

Approx. 36.9 sq. metres (397.0 sq. feet)



First Floor

Approx. 36.9 sq. metres (397.0 sq. feet)



Total area: approx. 73.8 sq. metres (794.0 sq. feet)



EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(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 (CO₂) 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**