

16 Goose Pen Lane |LE65 2WE | Offers In The Region Of £270,000 ROYSTON & LUND

- Offers in the Region of £270,000
- Kitchen with Integrated Kitchen Appliances and Patio Doors tot he West Facing Garden
- Downstairs WC
- Off Street Parking for Two
 EPC Rating B Cars
- Council Tax Band B

- Three Bedroom Semi Detached Home
- Ensuite to Principle Bedroom & Family Bathroom
- Close to National Forest Walks
- Freehold

















Royston and Lund are delighted to bring to the market this beautifully presented three bedroom semi detached house in Ashby de la Zouch. Within walking distance to local amenities, including Market Street with it cafes, restaurants and shops. The property is also in catchment for highly sought after schools in Ashby.

Ground floor accommodation consists of a generous size living room with front facing window letting in lots of natural light. Continuing through the ground floor you come into the ample size kitchen/dining room which has a range of integrated appliances such as oven, hob and extractor fan, as well as the the fridge and freezer. The kitchen area has the convenience of French opening doors leading to the rear garden. Ground floor accommodation also boasts of a downstairs WC.

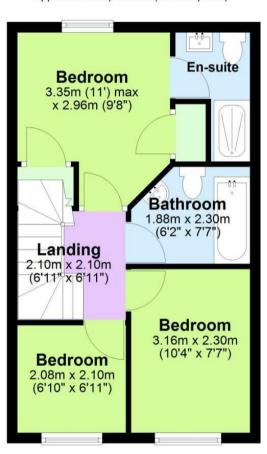
To the first floor there are three bedrooms, two of them are a doubles, the principle bedroom has an ensuite shower room. There is also a three piece family bathroom

There is the benefit of a driveway to the front with space for two vehicles. To the rear there is an immaculately kept garden which starts with a patio area that steps onto the lawn. This is all privatised by fenced borders.

**Please note an estate charge may apply, please confirm with solicitors **

Ground Floor Approx. 34.8 sq. metres (374.6 sq. feet) Kitchen 3.55m x 4.50m (11'8" x 14'9") Cupboard Living Room WC 4.08m x 3.40m (13'5" x 11'2") Hall

First Floor
Approx. 34.8 sq. metres (374.6 sq. feet)



Total area: approx. 69.6 sq. metres (749.3 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 firms employment has the authority to make or give any representation or warranty in respect of the property.



EPC

