



Kiln Close, Lount

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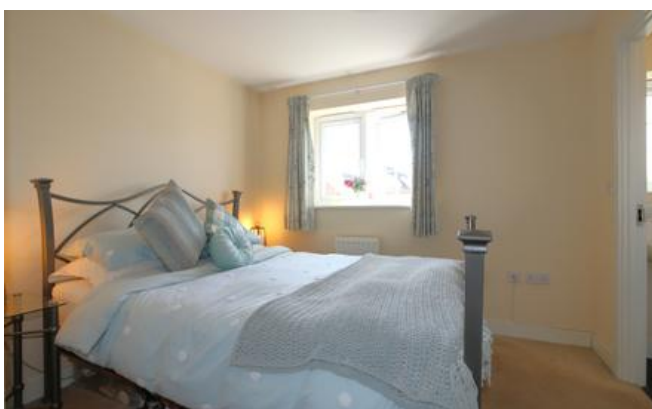
Freehold

£260,000



Key Features

- Three Bedroom Semi-Detached
- Quiet Location | Woodland Location
- Built By Bellway Homes in 2014
- Lounge
- Stylish Kitchen/Diner
- Three Bedrooms + En-Suite
- EPC rating D





Welcome to Kiln Close, a charming semi-detached home nestled in the serene Lount, Ashby-de-la-Zouch. Perfectly priced to sell, this modern gem promises a comfortable yet stylish lifestyle, enriched by the beautiful National Forest right at your doorstep. Constructed in 2014 by Bellway Homes, this property boasts a contemporary design with the warmth of a cozy family home. Enjoy the benefits of gas central heating and PVCu double glazing throughout.

On the ground floor, step into the inviting entrance hall, leading to a generous lounge featuring a striking walk-in bay window. The modern kitchen/diner is a culinary delight, equipped with integrated appliances and accentuated by French doors that open out to the charming patio and garden.

Upstairs, find three generously proportioned bedrooms, with the master offering fitted wardrobes and an en suite. A sleek family bathroom serves the additional bedrooms.

Outside, two off-road parking spaces complement the beautifully presented gardens, perfect for entertaining or tranquil relaxation. With easy access to transport links, village amenities, and within the catchment of OFSTED 'Good' schools, this delightful home is a must-see. Don't miss the opportunity to view this stunning property!



ACCOMMODATION

ENTRANCE HALLWAY

CLOAKROOM/W.C.

LOUNGE

4.29m x 3.16m (14'1" x 10'5")

KITCHEN/DINER

4.58m x 3.28m (15'0" x 10'10")

FIRST FLOOR ACCOMMODATION

BEDROOM ONE

3.37m x 2.96m (11'1" x 9'8")

EN-SUITE SHOWER

2.49m x 1.54m (8'2" x 5'1")

BEDROOM TWO

3.13m x 2.25m (10'4" x 7'5")

BEDROOM THREE

2.22m x 2.11m (7'4" x 6'11")

BATHROOM

2.27m x 1.88m (7'5" x 6'2")

COUNCIL TAX BAND:-

The property is believed to be in council tax band: B

MANAGEMENT FEE:-

£360.00 P.A Maintenance Charge

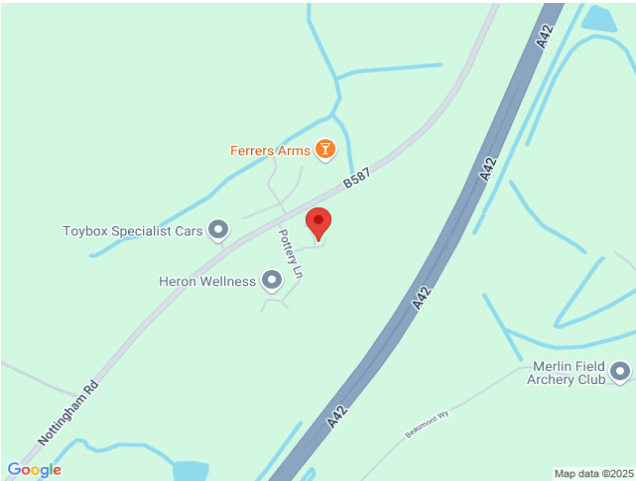
HOW TO GET THERE:-

Postcode for sat navs: LE65 1SY

PLEASE NOTE:-

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by

Floorplan



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



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