

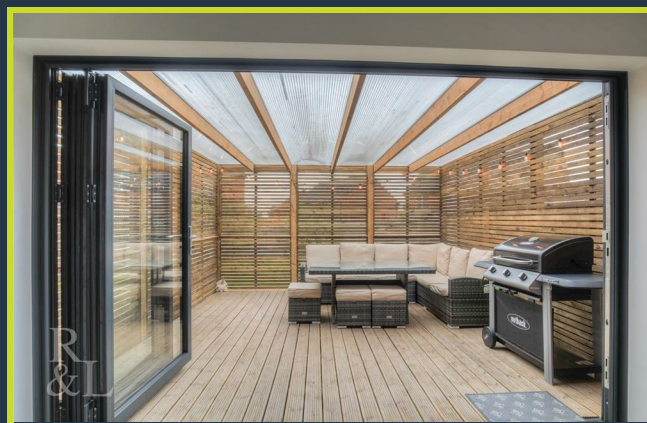


39 Brick Kiln Lane

| LE65 2WH | Guide Price £260,000

ROYSTON
& LUND

- GUIDE PRICE £260,000-£270,000 -Three Bedroom Semi-Detached Home
- Enclosed Outdoor Living Space Accessed Through Bi- Fold Doors
- Enclosed Rear Garden Laid to Lawn
- Off-Road Parking
- EPC Rating - B
- Contemporary Open-Plan Kitchen/Diner/Living Room
- Principal Bedroom with En-suite
- Ground Floor Cloakroom With WC.
- Council Tax Band - B
- Freehold





GUIDE PRICE £260,000-£270,000

This three bedroom semi-detached Bellway home is within walking distance to the historic market town of Ashby-de-la-Zouch. Offering a bright and welcoming open-plan living space, combining the kitchen, dining, and living areas into one.

The beautifully fitted kitchen has a range of base and wall units with worktops over and integrated appliances, including a fridge-freezer, dishwasher, washing machine, gas hob, and oven the kitchen opens into a spacious living room with full-width aluminum bi-fold doors filling the room with natural light and open onto an enclosed outdoor living area, finished with a mix of decking and wooden cladding. The ground floor also benefits a cloakroom with wc.

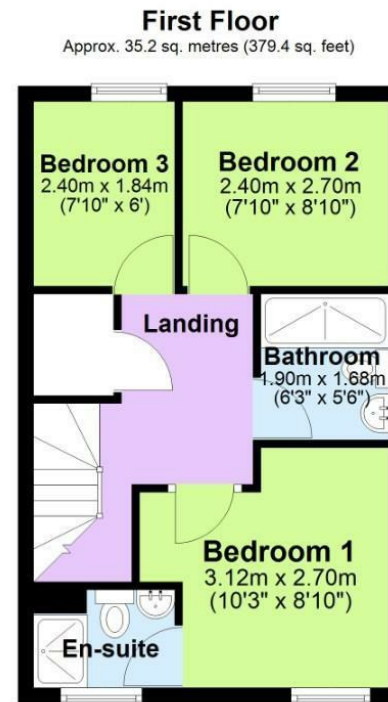
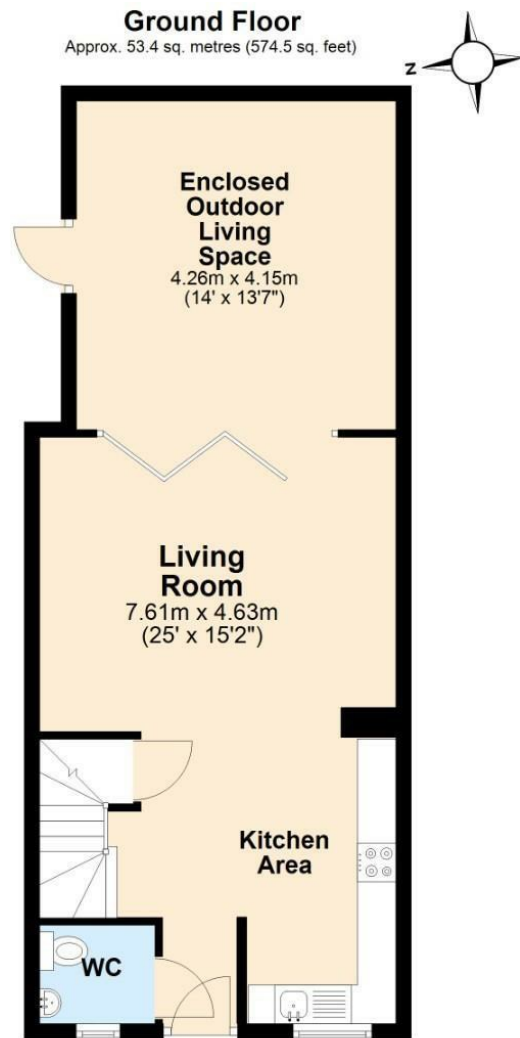
Upstairs, there are three bedrooms, with the principal bedroom enjoying the benefit of an en-suite shower room. The family bathroom features a shower over bath.

Externally, the property features excellent side access laid with porcelain slab tiles, leading to a well-maintained lawn of generous size. To the front, there is off-road parking for two vehicles.

This property is well placed for local amenities with supermarkets nearby and excellent schools. Strong transport links include bus routes to Burton, Leicester, and East Midlands Airport, easy access to the M42 and M1, and Burton-upon-Trent train station just 8 miles away.

Annual Management Fee Applies
Approx. £168 annually





Total area: approx. 88.6 sq. metres (953.9 sq. feet)



EPC

Energy Efficiency Rating		
	Current	Potential
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) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) 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

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& LUND**

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