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53 The Callis

| LE65 2JG | Guide Price £375,000

ROYSTON
& LUND

- Guide Price: £375,000 - £400,000
- Popular Location of Ashby-de-la-Zouch
- Four Reception Rooms
- Close to Numerous Amenities
- EPC: C
- Three Bedroom Bungalow
- Spacious Kitchen with Separate Utility
- Off-Road Parking for Multiple Vehicles
- Council Tax: C
- Freehold





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A generously proportioned three-bedroom detached bungalow situated in the popular market town of Ashby-de-la-Zouch, offering spacious and versatile single-storey accommodation.

An inner porch opens into the entrance hall, providing access to the main reception rooms. The spacious living room features a characterful fireplace. The kitchen offers a range of fitted units, ample worktop space, integrated appliances and a breakfast bar. An adjoining utility room provides further storage, space for appliances and external access.

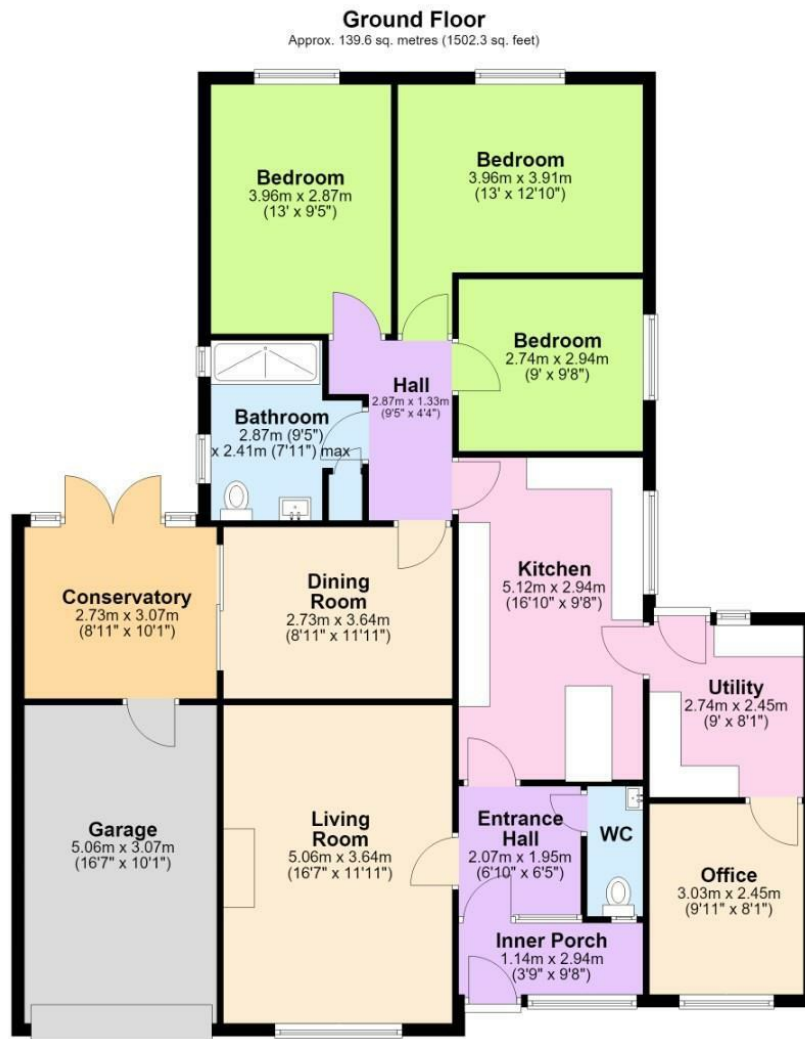
An inner hallway from the kitchen leads to a separate dining room, with sliding doors which connect the dining room to the conservatory, creating a bright additional seating area with direct access to the rear garden. The hall also leads to three well-proportioned bedrooms, including two generous doubles, alongside a modern family bathroom featuring a walk-in shower. The property also benefits from a versatile home office and a convenient WC.

Outside, the driveway provides off-road parking for multiple vehicles and access to the integral single garage. To the rear is an established garden with a patio, complemented by a lawn and mature planting.

For more information: https://reports.sprift.com/property-report/?access_report_id=5534749

Freehold





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EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100+
(92 plus) A		
(81-91) B		
(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 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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