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40 Highfields Close

| LE65 2FN | Guide Price £425,000

ROYSTON  
& LUND

- Guide Price: £425,000 - £435,000
- Finished to a High Standard Throughout
- South Facing Garden with Established Planting
- Popular Location of ASHBY-DE-LA-ZOUCH
- Council Tax: D // EPC: D
- Three Bedroom Detached Family Home
- Spacious Living/Dining Room with Fireplace
- Driveway for Off-Road Parking & Single Garage
- EARLY VIEWINGS RECOMMENDED
- Freehold





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Occupying a generous plot within a highly sought-after residential area of Ashby-de-la-Zouch, this beautifully presented and recently refurbished three-bedroom detached family home offers stylish accommodation throughout, complemented by a superb south-facing rear garden, extensive off-road parking and an integral garage. Finished to a high standard and ready to move straight into, this impressive home is perfectly suited to modern family living.

The property is entered via a bright inner porch which leads through to a welcoming entrance hallway with stairs rising to the first floor. To the front of the home is a newly fitted contemporary kitchen, beautifully finished with sleek cabinetry, generous worktop space and an abundance of natural light, creating an ideal setting for everyday cooking. To the rear, the spacious open-plan living and dining room provides a fantastic family and entertaining space, centred around an attractive feature fireplace. Large windows and sliding patio doors flood the room with natural light while offering delightful views over and direct access to the south-facing rear garden. A useful garden room extends along the side of the property, providing internal access from front to rear, incorporating a convenient ground floor WC and a conservatory-style seating area overlooking the garden.

To the first floor, the landing leads to three well-proportioned bedrooms and a stylish family bathroom. The two generous double bedrooms both benefit from built-in wardrobes and enjoy pleasant outlooks across the rear garden, while the third bedroom offers excellent versatility as a child's room, guest bedroom or home office. The contemporary family bathroom has been thoughtfully updated with modern tiling and quality fittings, completing the well-balanced accommodation.





### EPC

#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

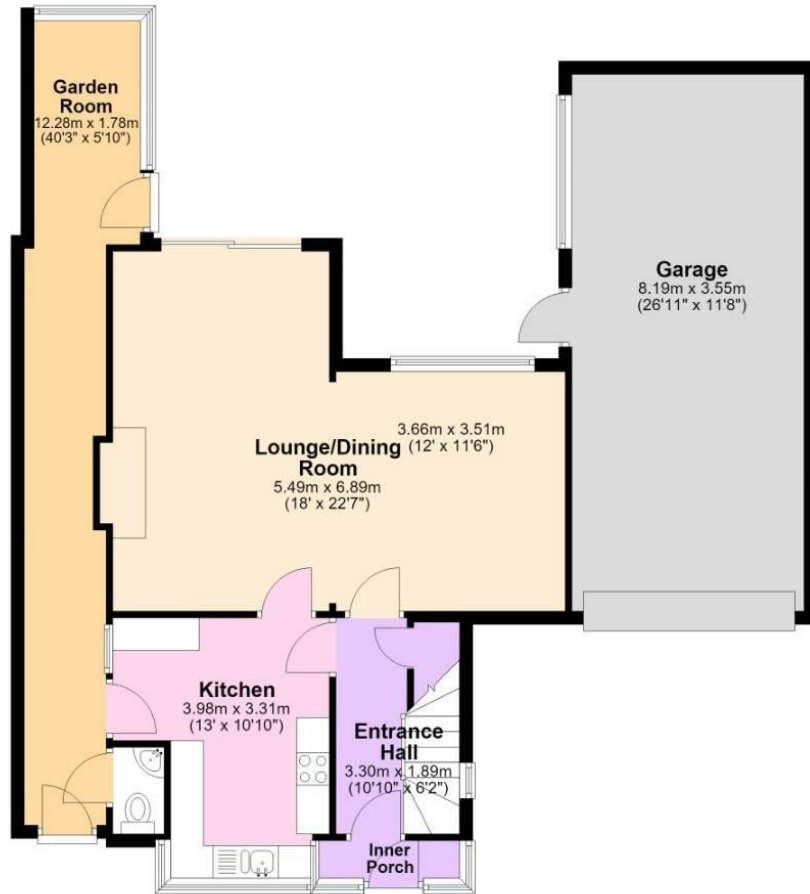
#### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

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### Ground Floor

Approx. 99.4 sq. metres (1070.1 sq. feet)



### First Floor

Approx. 43.7 sq. metres (470.1 sq. feet)



Total area: approx. 143.1 sq. metres (1540.2 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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