

7 Sherbourne Drive

| LE65 2QT | Guide Price £335,000

ROYSTON & LUND

- Guide Price: £335,000 - £345,000 *NO UPWARD CHAIN*
- Principle Bedroom with En-Suite
- First Floor Family Bathroom
- Integrated Garage
- Council Tax: D // EPC: D
- Three Bedroom Detached Family Home
- Spacious Kitchen Diner Room
- Popular Location of Ashby-de-la-Zouch
- Utility & Ground Floor WC
- Freehold

















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Situated in the popular market town of Ashby-de-la-Zouch, this well-presented three-bedroom detached home offers spacious accommodation and ample off-road parking, this property is ideally suited to family living.

The entrance hall provides access to the main ground floor accommodation, a convenient WC and stairs to the first floor. The welcoming living room features a front-facing bay window, allowing plenty of natural light, while a contemporary feature fireplace creates an attractive focal point. Glazed internal bi-fold doors open into the kitchen/dining room, providing flexibility to connect the spaces when entertaining or enjoy a separate lounge.

The kitchen/dining room offers ample space for a dining table, with sliding patio doors opening onto the outdoor terrace. The kitchen is fitted with an extensive range of wall and base units, integrated appliances and a breakfast bar. A separate utility room provides further storage and worktop space, with a roof light and an external door offering convenient garden access.

To the first floor are three well-proportioned bedrooms. The principal bedroom benefits from extensive fitted storage and a private en-suite shower room, complete with twin wash basins, vanity storage and an enclosed shower. A stylish family bathroom serves the remaining bedrooms and features a bath, wash basin set within a vanity unit and WC, complemented by contemporary fittings and decorative wall panelling.

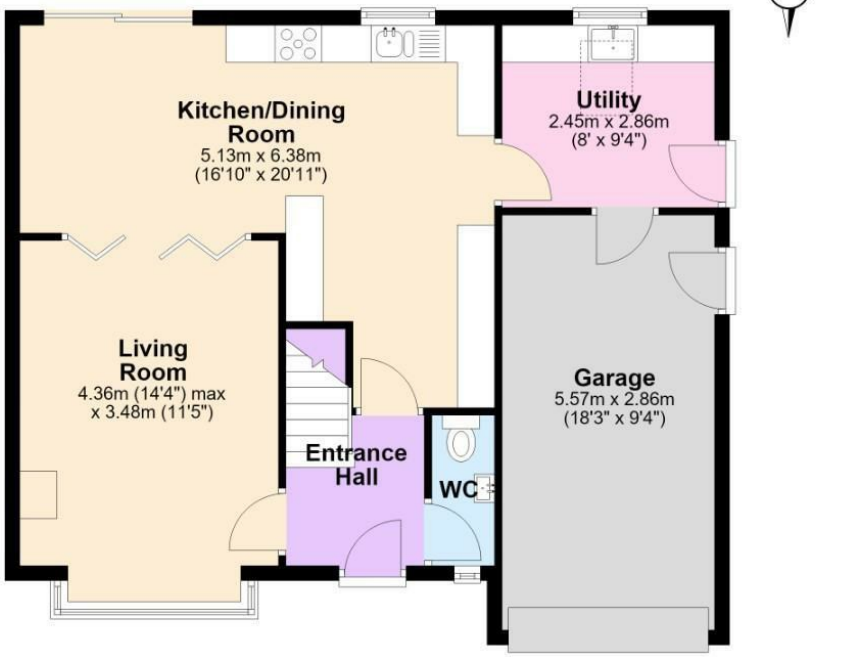
Externally, a driveway provides off-road parking and leads to the integral garage, while a lawn and mature planting enhance the property's frontage. To the rear, the private garden features a lawn bordered by established shrubs, trees and colourful planting. A paved patio with a contemporary pergola creates an inviting setting, with a garden shed providing useful additional storage.

For more information: https://reports.sprift.com/property-report/?access_report_id=5768564

Freehold

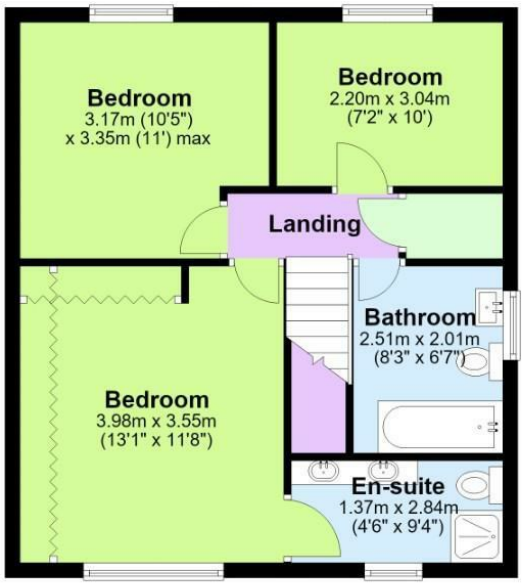
Ground Floor

Approx. 70.7 sq. metres (761.4 sq. feet)



First Floor

Approx. 47.1 sq. metres (506.5 sq. feet)



Total area: approx. 117.8 sq. metres (1267.9 sq. feet)

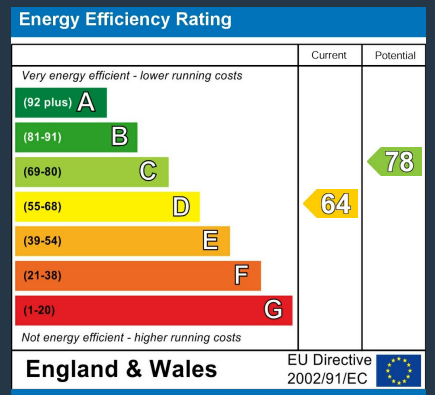
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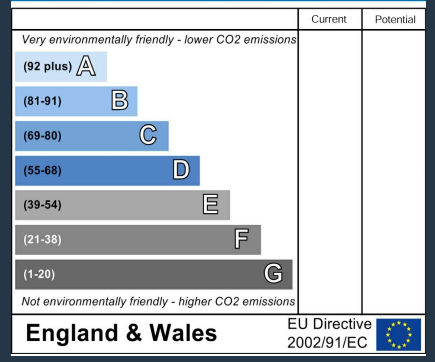
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EPC





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