



34 Stuart Way

| LE65 1US | Guide Price £280,000

ROYSTON  
& LUND



- Guide Price £280,000 - £290,000
- Three Generously Sized Bedrooms
- Fully Fitted Kitchen
- Principle Bedroom with Ensuite
- Freehold
- Three Storey Townhouse
- Spacious Lounge/Dining Room
- Downstairs WC - Bathroom
- Low Maintenance Garden
- EPC TBC // Council Tax D





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This stunning home set over three floors is in an ideal location a short distance from the Market town of Ashby-de-la-Zouch.

Well presented throughout you enter the end town house into a well proportioned hallway with doors leading to convenient ground floor cloakroom with wc, lounge and beautifully fitted kitchen the the front of the home, which has a range of tasteful base and wall units with work tops over.

The good sized lounge sits to the rear elevation having enough space for a dining room table and agreeable French doors leading to the landscaped garden.

This first floor has two good sized bedrooms and Family bathroom. Leading to the top floor sits the Principle suite with skylight windows and large ensuite bathroom, this space is wonderful and has great proportions.

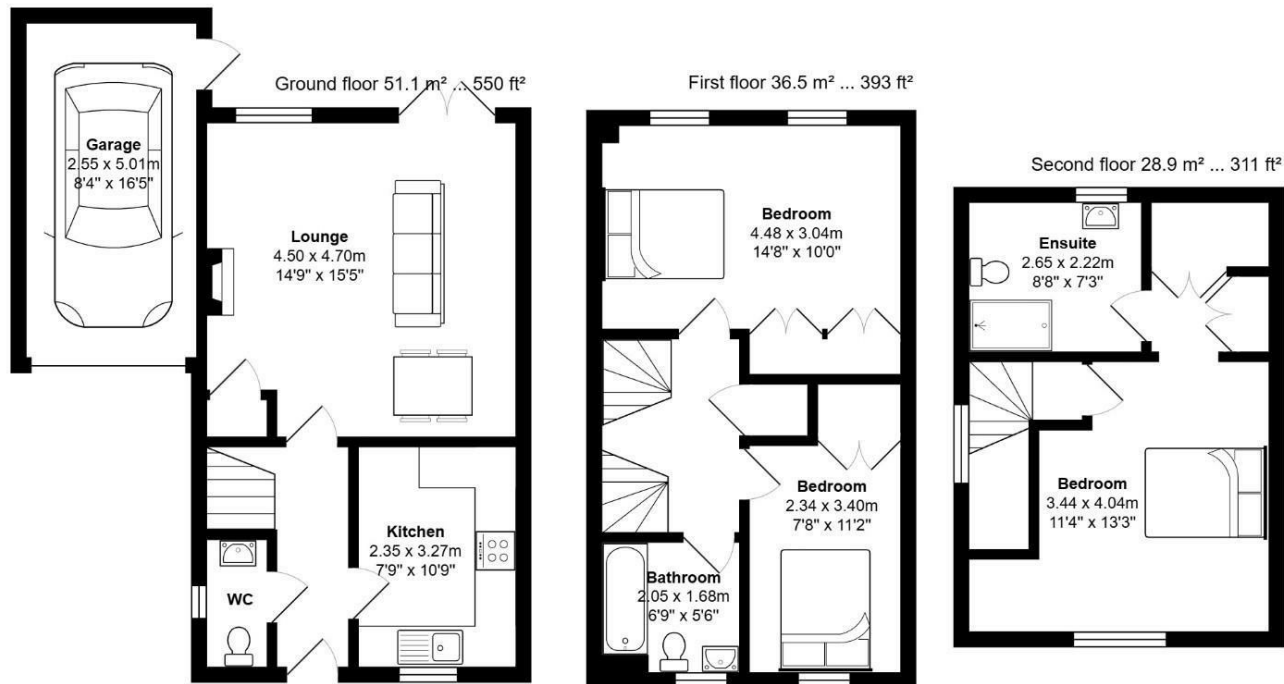
Outside you have the addition of a parking space and attached garage.

Call now to secure your viewing of the home in a sort after location.

For more information; [https://reports.sprift.com/property-report/?access\\_report\\_id=4974705](https://reports.sprift.com/property-report/?access_report_id=4974705)







Total Area: 116.5 m² ... 1254 ft²

All measurements are approximate and for display purposes only



## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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 energy efficient - higher running costs		
<b>England &amp; Wales</b> 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		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		

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