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41 Windsor Road

| LE65 1TW | Guide Price £260,000

ROYSTON
& LUND

- Guide Price £260,000 - £270,000
- Popular Location of Ashby-de-la-Zouch
- Convenient Single Floor Living
- Close to Numerous Amenities
- EPC: C
- Two Bedroom Bungalow
- Front & Rear Maintained Garden with Established Planting
- Driveway for Off-Road Parking
- Council Tax: B
- Freehold





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This well-positioned two-bedroom bungalow in Ashby-de-la-Zouch offers comfortable single-storey accommodation, attractive gardens and a leafy rear outlook.

The entrance hall provides access to each room. The kitchen/dining room features generous worktop and cupboard space, a useful breakfast bar and ample room for a dining table. The bright and spacious living room benefits from a large window that fills the room with natural light, while a feature fireplace creates an appealing focal point.

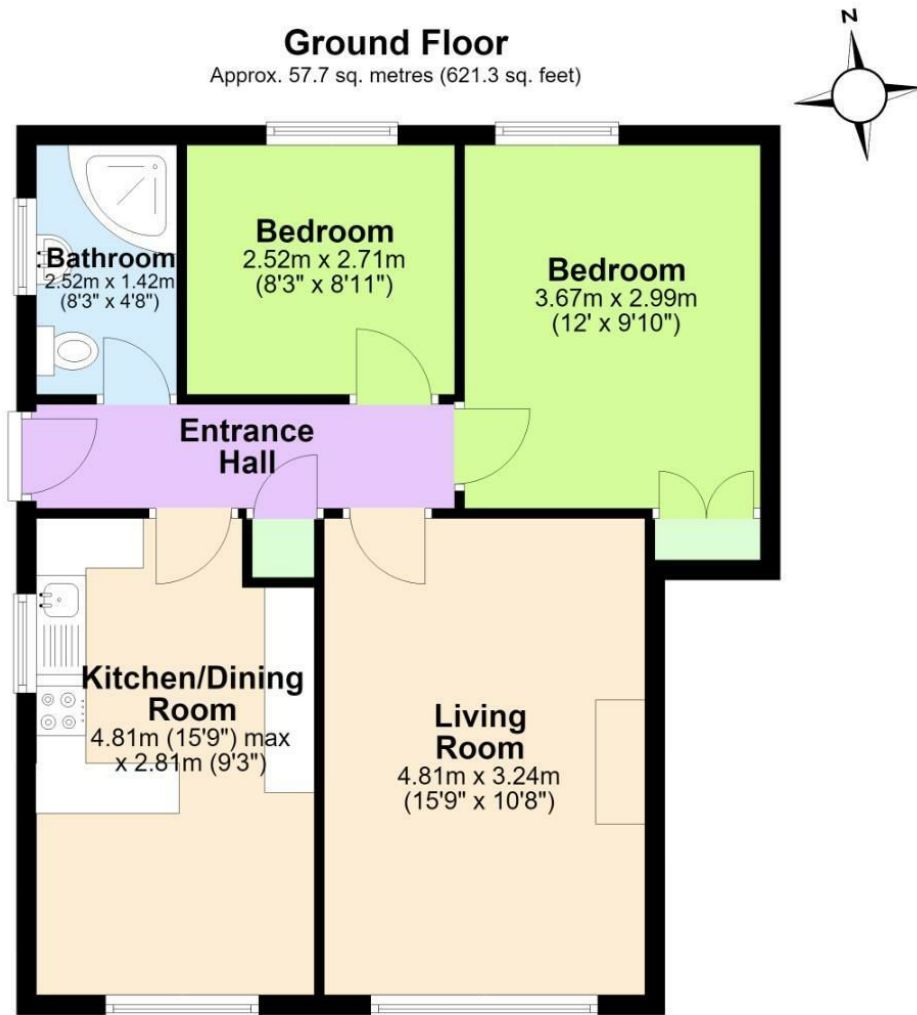
Both bedrooms are well proportioned, with the larger principal bedroom benefiting from built-in storage. Completing the accommodation is a shower room fitted with a corner shower enclosure, wash basin and WC.

Outside, a driveway provides off-road parking. The beautifully maintained front and rear gardens feature lawns, mature shrubs, roses and colourful established planting. A mature wooded backdrop enhances the rear garden's peaceful and private feel, making this an attractive home for buyers seeking manageable single-storey living in a popular location.

For more information: https://reports.sprift.com/property-report/?access_report_id=5573915

Freehold





Total area: approx. 57.7 sq. metres (621.3 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.



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	77
(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		
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