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29 Woodside

| LE65 2NJ | Guide Price £260,000

ROYSTON
& LUND

- Guide Price: £260,000 - £270,000
- Popular Location of Ashby-de-la-Zouch
- First Floor Family Bathroom
- Close to Ashby Hill Top Primary School
- EPC: C
- Three Bedroom Semi-Detached Home
- Spacious Living/Dining Room
- Driveway & Single Garage
- Council Tax: B
- Freehold





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A well-presented three-bedroom semi-detached family home situated in the popular market town of Ashby-de-la-Zouch. Ideally positioned close to Ashby Hill Top Primary School and a wide range of local amenities, the property would make an excellent home for first-time buyers, couples or a growing family.

The ground-floor accommodation begins with a welcoming entrance hall, providing access to the kitchen, lounge and dining room, with stairs rising to the first floor. The lounge and dining room extends from the front to the rear of the property, with large windows allowing plenty of natural light to fill the room. A feature fireplace creates an attractive focal point, while a door provides direct access to the rear garden.

The kitchen is fitted with a range of base and wall units, providing ample worktop and storage space alongside room for freestanding appliances. A window overlooks the side aspect, while a separate external door provides convenient access to the garden.

To the first floor are three well-proportioned bedrooms, comprising two doubles and a single. The principal bedroom benefits from fitted wardrobes, while the remaining rooms offer flexibility for children, guests or those requiring a home office. All three bedrooms are served by a family shower room fitted with a shower enclosure, wash basin and WC.

The private rear garden is mainly laid to lawn, with mature hedging which forms the rear boundary, creating a pleasant and well-screened outdoor space.

Facing the property, there is a lawned front garden alongside a driveway providing off-road parking. The driveway continues along the side of the house and leads to a detached garage at the rear.

For more information: https://reports.sprift.com/property-report/?access_report_id=5621648

Freehold



EPC

Energy Efficiency Rating

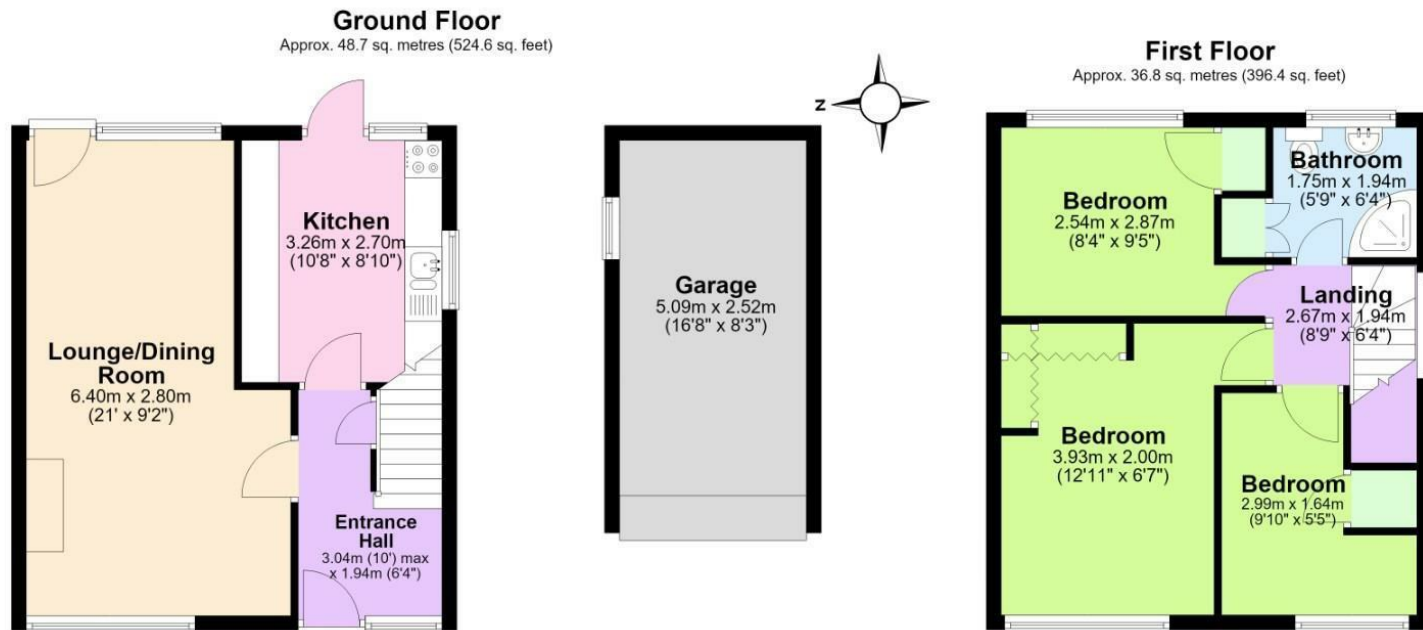
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	73	88

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) 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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