



## Essex House North Street

| LE65 1HU | Offers In The Region Of £290,000

**ROYSTON  
& LUND**

- Offers In The Region Of £290,000
- Three Bedroom Detached Family Home
- Downstairs WC and First Floor Bathroom
- Includes Private Parking to the Rear
- Council Tax C // EPC E
- NO UPWARD CHAIN
- Three Receptions - Living, Dining and Garden Room
- Close to Numerous Amenities
- Centred in the heart of Ashby-de-la-Zouch
- Freehold





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Royston & Lund are delighted to present this charming three-bedroom detached family home, ideally situated in the heart of Ashby-de-la-Zouch, just a short distance from the Market Street with a wealth of amenities. If you are looking to own an individual home this is something you would love to see, being non estate and ideally positioned in the town. Offering generous living space and full of character with a Retro feel the property presents excellent potential for further enhancement. Tucked just off the High Street, it enjoys a central location while still benefiting from private rear parking.



The property opens into a welcoming entrance hallway, providing access to the living room, kitchen, and staircase to the first floor. A useful side entrance leads to an internal porch with access to the rear parking area, a convenient downstairs WC, additional storage, and a secondary entrance into the kitchen.

The living room is bright and inviting, featuring a large window that fills the space with natural light, along with a built-in fireplace. Double doors lead through to the dining room, creating a flexible and sociable layout. Adjacent to the dining room is a cosy garden room, offering a peaceful space to relax, complete with double sliding doors opening onto the garden.

The kitchen benefits from a built-in pantry providing ample storage, as well as integrated appliances including an oven, hob, and washing machine. Its direct connection to the dining room makes it ideal for both everyday family meals and entertaining.

Upstairs, the landing gives access to two well-proportioned double bedrooms and a third single bedroom, perfect for use as a home office or guest room. The bathroom is fitted with a modern wet-room style floor and electric shower for convenience. Both double bedrooms offer ample space for large beds and additional storage.

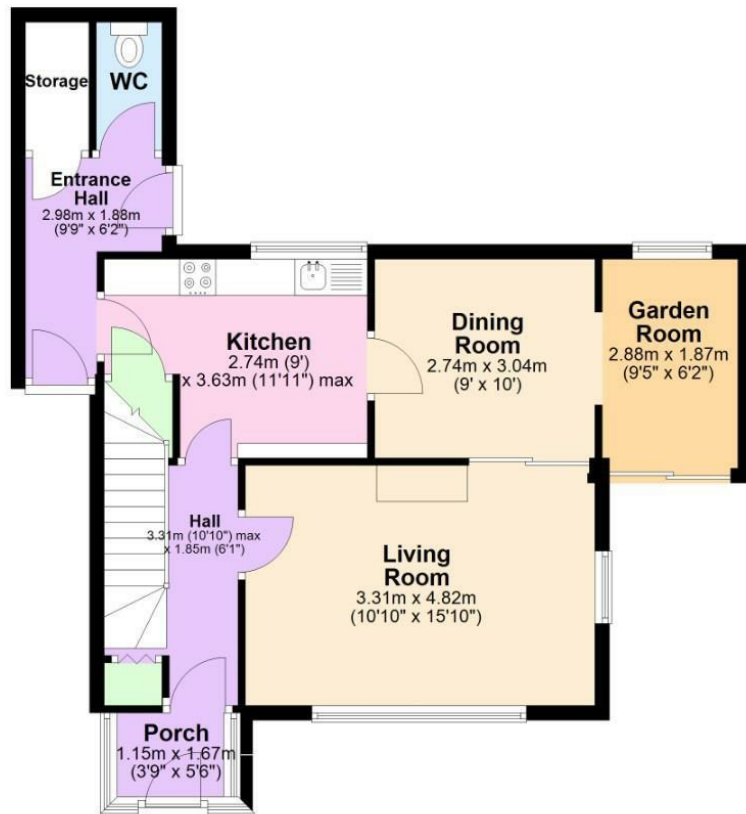
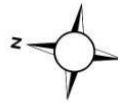


## EPC

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>		
(39-54) <b>E</b>	<b>48</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		

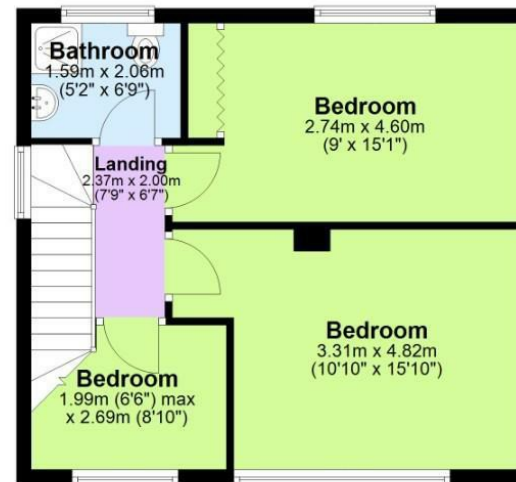
### Ground Floor

Approx. 57.2 sq. metres (616.0 sq. feet)



### First Floor

Approx. 41.6 sq. metres (447.7 sq. feet)



Total area: approx. 98.8 sq. metres (1063.8 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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