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27 Winchester Way

| LE65 2NR | Guide Price £300,000

ROYSTON
& LUND

- Guide Price: £300,000 - £320,000
- Popular Location of Ashby-de-la-Zouch
- First Floor Family Bathroom
- Close to Numerous Amenities
- EPC: D
- Three Bedroom Family Home
- Spacious Living/Dining Room
- Driveway for Off-Road Parking
- Council Tax: B
- Freehold





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This well-proportioned three-bedroom home occupies a popular position in Ashby-de-la-Zouch, conveniently located for a wide range of shops, schools, transport links and everyday amenities.

An inner porch opens into a bright and versatile reception room, ideal as a snug, home office or additional lounge. Beyond, the central hall provides access to the remaining ground-floor accommodation and stairs to the first floor.

The spacious living and dining room offers ample space for relaxing and entertaining, with a dedicated dining area positioned beside sliding doors opening onto the rear garden. The fitted kitchen provides extensive worktop and storage space, while a window and external door bring in plenty of natural light and offer direct garden access.

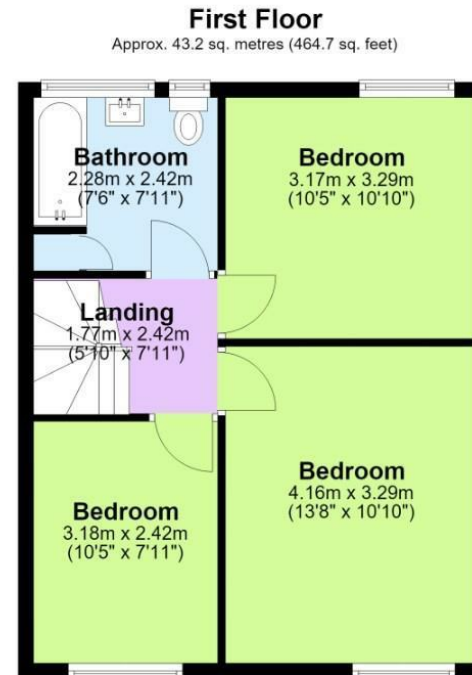
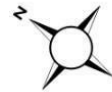
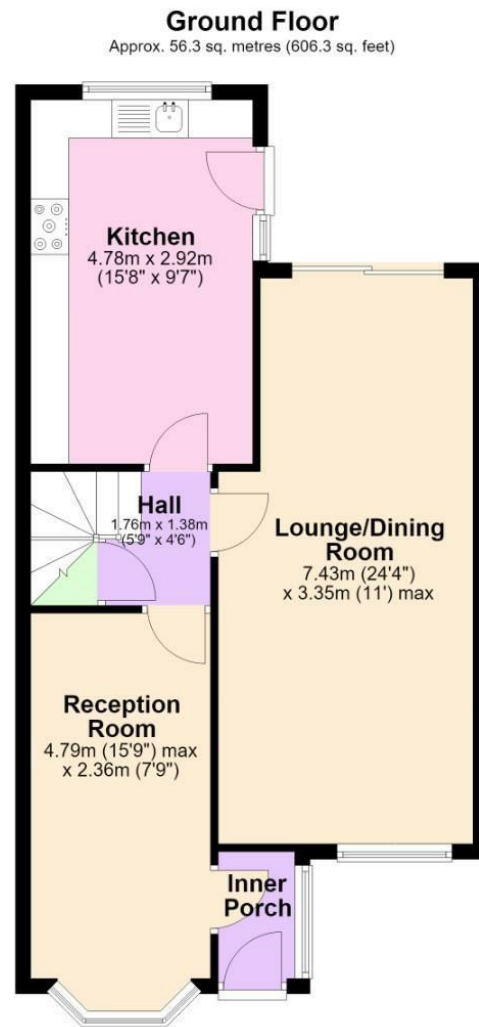
Upstairs are three well-proportioned bedrooms, all served by a family bathroom fitted with a three-piece suite and shower over the bath.

Outside, a generous driveway provides off-road parking for numerous vehicles. The enclosed rear garden features a decked seating area, lawn and established planting, creating an appealing space for outdoor dining, recreation and relaxation.

For more information: https://reports.sprift.com/property-report/?access_report_id=5568682

Freehold





Total area: approx. 99.5 sq. metres (1071.0 sq. feet)



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs	68	82
(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		
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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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