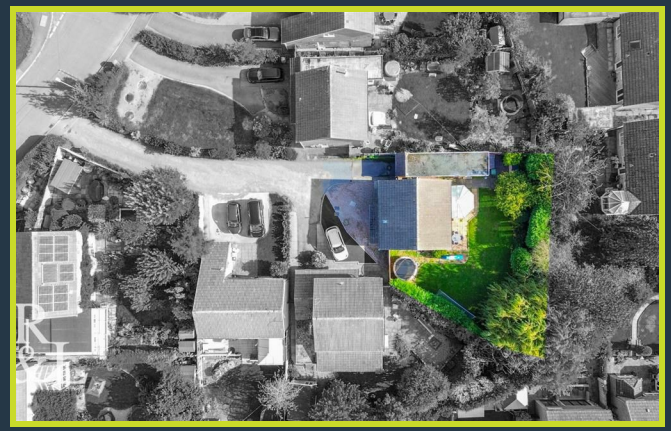
52 Marlborough Way

| LE65 2QR | Guide Price £400,000

ROYSTON & LUND

- Guide Price of £400,000 -£415,000
- Popular Location of Ashby-de-la-Zouch
- Principle Bedroom with Private En Suite
- South Facing Garden + Detached Garage
- Council Tax: D // EPC: C
- Four Bedroom Detached Family Home
- Spacious Living Room with Gas Fire
- Ground Floor WC & First Floor Bathroom
- Close to Numerous Amenities
- Freehold



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Situated within a popular residential area of Ashby-de-la-Zouch, this well presented four bedroom detached family home offers spacious and versatile accommodation throughout, complemented by a detached garage, driveway and a beautifully established south-facing rear garden. Ideally positioned close to well regarded schools, local amenities and excellent transport links, this property would make an ideal home for a growing family.

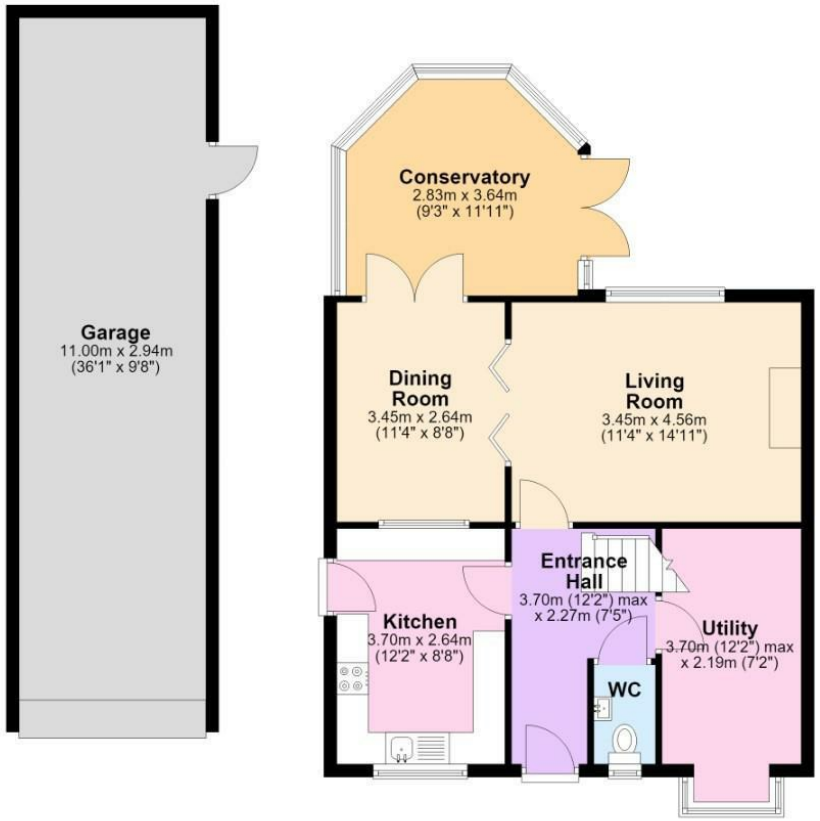
The welcoming entrance hall provides access to all ground floor accommodation along with stairs rising to the first floor. The living room is a generous size and centres around a feature gas fireplace, creating a warm and inviting space to relax. Double doors open into the adjoining dining room, allowing the rooms to be enjoyed separately or as one larger entertaining space. From the dining room, further double doors lead into the bright conservatory, offering an additional reception area with pleasant views over the rear garden and direct access outside.

The kitchen is fitted with a range of base and wall units providing ample worktop preparation space and storage, with room for integrated and freestanding appliances. A useful utility room offers further storage and laundry facilities, whilst a convenient ground floor WC completes the accommodation.

To the first floor are four well proportioned bedrooms. The principal bedroom benefits from a recently renovated en-suite shower room, finished to a modern standard, whilst the remaining bedrooms are served by a three piece family bathroom comprising a bath with shower overhead, wash basin and WC.

Ground Floor

Approx. 97.0 sq. metres (1044.1 sq. feet)



First Floor

Approx. 52.9 sq. metres (569.4 sq. feet)

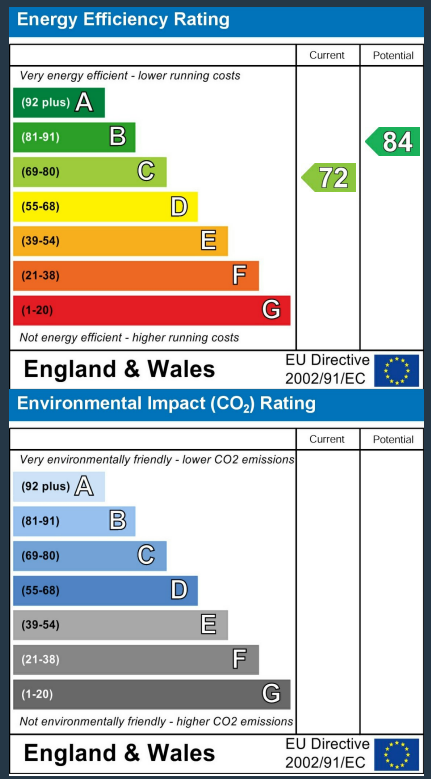
Total area: approx. 149.9 sq. metres (1613.5 sq. feet)

The Property Ombudsman

naea | propertymark PROTECTED

THE GUILD PROPERTY PROFESSIONALS

EPC



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