

Morunda Wilfred Gardens

| LE65 2GX | Guide Price £350,000

ROYSTON & LUND

- Guide Price: £350,000 - £370,000
- Popular Location of Ashby-de-la-Zouch
- Family Bathroom with Separate Bath & Shower
- Gated Resin Driveway for Off Road Parking
- EPC: E
- Three Bedroom Family Home
- Close to Numerous Amenities
- Ground Floor WC & Utility
- Council Tax: C
- Freehold

















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Set well back from the road on Wilfred Gardens, this charming three-bedroom family home occupies a private position within the popular market town of Ashby-de-la-Zouch. The property offers spacious, versatile accommodation, beautifully maintained outdoor areas, extensive storage and a secure resin driveway providing generous off-road parking.

A welcoming entrance hall provides access to the ground-floor rooms and useful understairs storage. The bright, inviting living room is generously proportioned, with double doors opening onto the attractive front garden and gated driveway, creating an excellent connection between the indoor and outdoor spaces.

The spacious kitchen/dining room is fitted with an extensive range of units and ample worktop space, with plenty of room for family dining and entertaining. Double doors open to the garden, while an adjoining utility room and convenient ground-floor WC complete the accommodation on this level.

Upstairs, a light, spacious landing features an attractive glass balustrade and leads to three well-proportioned bedrooms. The principal bedroom is at the front of the property, while the remaining rooms offer flexibility for children, guests or home working. All bedrooms are served by a generous four-piece bathroom featuring a separate bath and shower.

Outside, the property continues to impress with an attractive landscaped garden incorporating a paved seating area, pristine lawn and curved raised borders filled with established planting. The stylish resin driveway provides parking both in front of and beyond the secure wooden gates.

A substantial covered storage area runs alongside the house, while a large timber outbuilding offers excellent storage or workshop space.

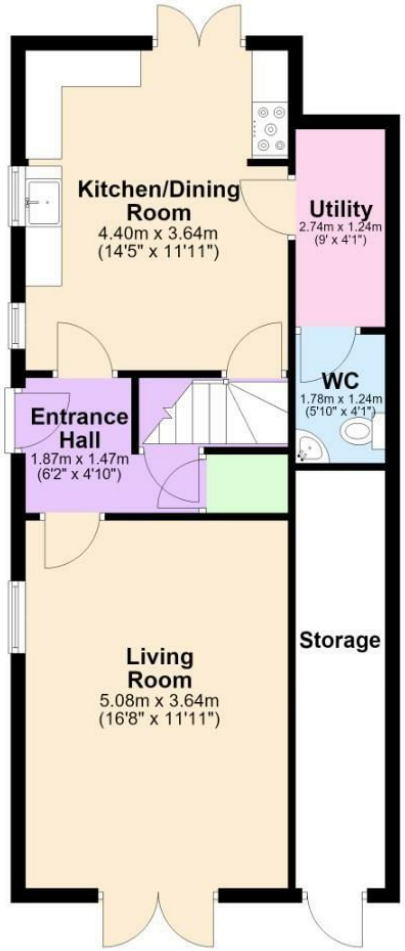
For more information: https://reports.sprift.com/property-report/?access_report_id=5714387

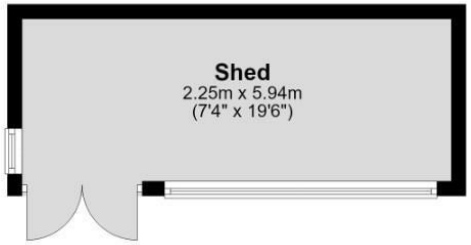
Buyers Note: there is a private right of way in place. Please refer to your legal representative for more details.

Freehold

Ground Floor

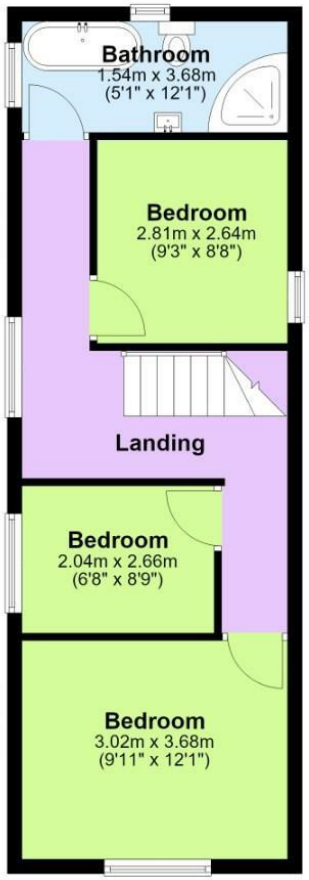
Approx. 69.5 sq. metres (748.2 sq. feet)





First Floor

Approx. 42.6 sq. metres (458.2 sq. feet)



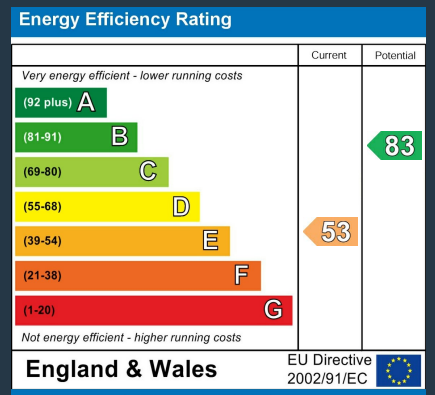
Total area: approx. 112.1 sq. metres (1206.4 sq. feet)

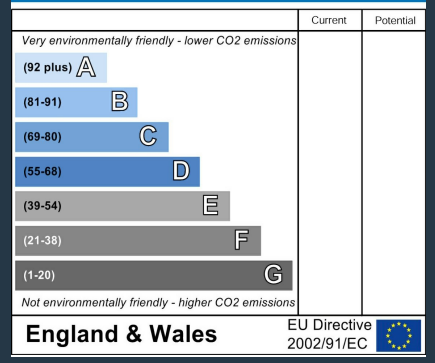
The Property Ombudsman

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THE GUILD PROPERTY PROFESSIONALS

EPC





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