

2 Martival Court

| LE65 2AJ | Offers In Excess Of £340,000 - £360,000

ROYSTON & LUND

- Offers in Excess of £340,000
- Three Bedroom Detached Home
- Principle Bedroom with En-Suite
- Off-Road Parking & Single Garage
- EPC: C
- Popular Location of Ashby-de-la-Zouch
- Kitchen/Dining Room with Separate Utility
- Private Lawned Garden
- Council Tax: D
- Freehold

















Offers in Excess of £340,000. *** No onward chain ***

Located in the popular town of Ashby-de-la-Zouch, this beautifully presented three-bedroom detached family home offers well-balanced accommodation throughout. With a detached garage and a private rear garden, this property is perfectly suited to first-time buyers, growing families or those looking to downsize without compromising on space.

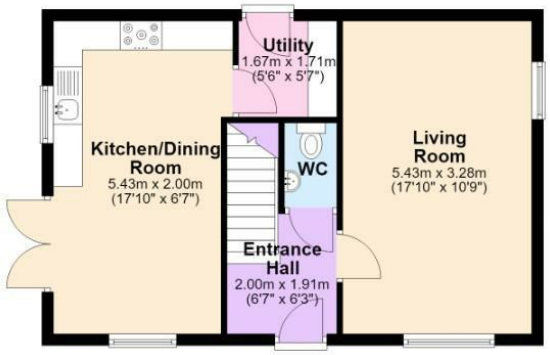
The accommodation begins with an entrance hall with stairs leading to the first floor, useful under-stairs storage and a convenient ground floor WC. The generous living room is flooded with natural light from dual aspect windows, creating a bright and welcoming space to relax. To the rear of the property is the open-plan kitchen/dining room, fitted with a range of modern base and wall units, ample worktop space and room for everyday dining. French doors open directly onto the rear patio, making it ideal for entertaining and enjoying the garden. Completing the ground floor is a separate utility room with additional storage, appliance space and side access to the garden.

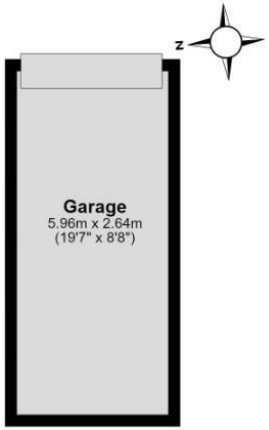
To the first floor are three well-proportioned bedrooms and a contemporary three-piece family bathroom comprising a bath with shower over, wash basin and WC. The principal bedroom benefits from fitted wardrobes and its own private en-suite shower room, while the remaining bedrooms are served by the family bathroom.

Outside, the rear garden is mainly laid to lawn with a patio seating area, offering an excellent space for outdoor dining and family enjoyment. The garden benefits from two gated access points, one providing direct access to the driveway with off-road parking and the detached single garage.

Ground Floor

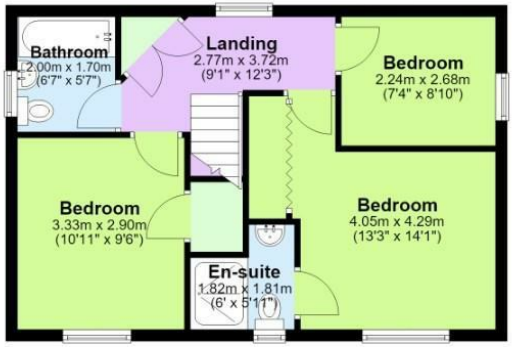
Approx. 60.8 sq. metres (654.3 sq. feet)





First Floor

Approx. 45.1 sq. metres (485.1 sq. feet)



Total area: approx. 105.9 sq. metres (1139.4 sq. feet)

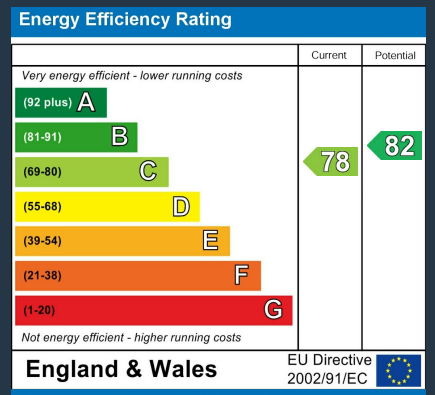
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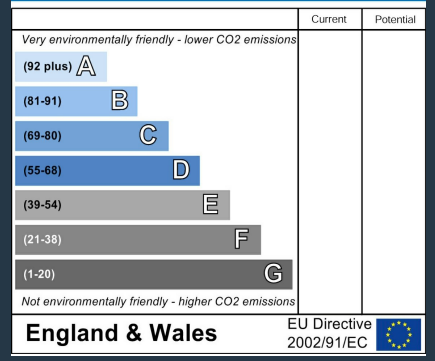
The Property Ombudsman

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THE GUILD PROPERTY PROFESSIONALS

EPC





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