

7 Loweswater Grove

| LE65 1HG | Guide Price £385,000

ROYSTON & LUND

- ***Guide Price: £385,000 to £395,000
- Four Bedroom Detached House
- Open Living/Dining Room
- Two Bath with Ground Floor WC
- Rear Garden
- Off-Road Parking
- Close to Numerous Amenities
- Council Tax: D
- EPC: C
- Freehold

















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Royston & Lund are proud to present this outstanding four-bedroom detached home in Ashby-de-la-Zouch.

A welcoming entrance hall feels light and spacious, providing access to a convenient ground-floor WC and utility area with side access. Stairs lead to the first floor, with the living room to the right and the kitchen to the rear.

The living room is warm and inviting, with a large front window allowing plenty of natural light to flood the space, which flows through to the patio doors at the rear. A central fireplace creates an attractive focal point and perfectly complements the open dining area.

To the rear, the kitchen also benefits from a spacious, open feel, offering ample storage and generous worktop space.
Overlooking the garden, this bright room features two windows and a useful pantry-style cupboard.

Upstairs, you'll find four well-proportioned bedrooms and a family bathroom. The principal bedroom benefits from a private en-suite shower room, while the family bathroom is fitted with a bath and overhead shower.

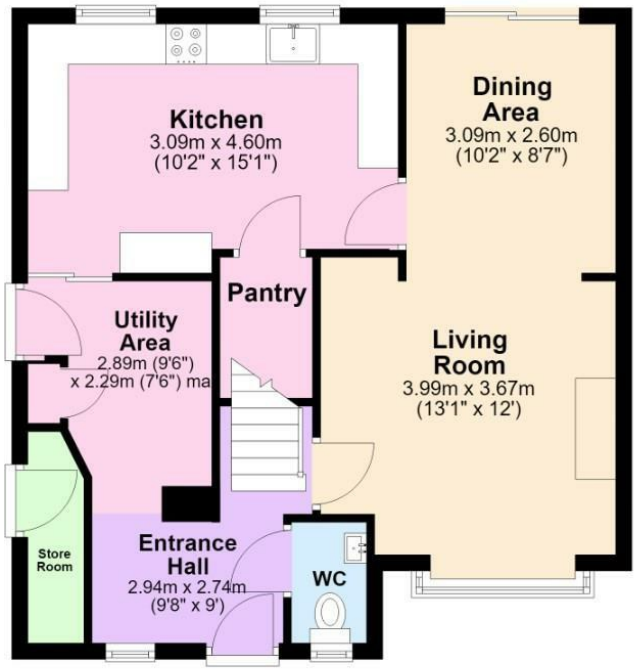
The rear garden is mainly laid to lawn, with shrubs and trees set against a wooden fence-panel border. A slabbed patio area provides the perfect spot to sit back and enjoy the sunshine.
To the side of the property, the driveway offers space for two vehicles and also benefits from an electric vehicle charging point.

For more information: https://reports.sprift.com/property-report/?access_report_id=5262910

Freehold

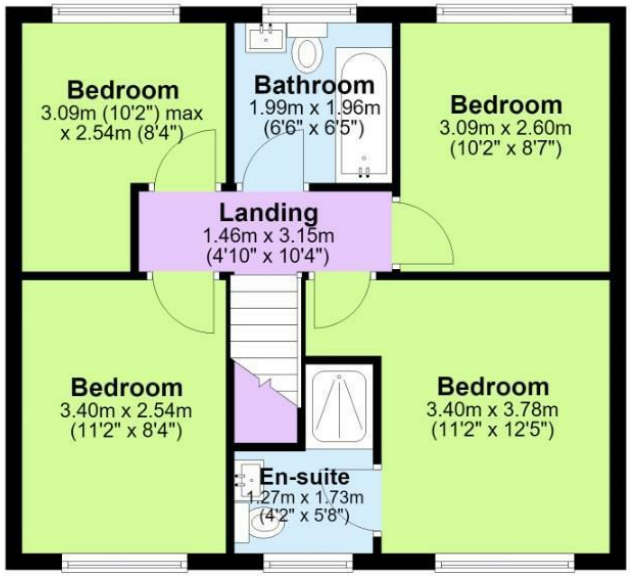
Ground Floor

Approx. 53.0 sq. metres (570.3 sq. feet)



First Floor

Approx. 48.1 sq. metres (517.8 sq. feet)



Total area: approx. 101.1 sq. metres (1088.1 sq. feet)

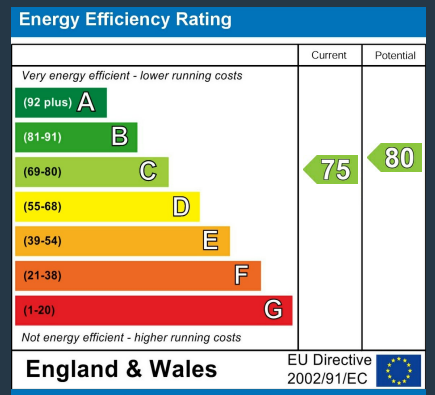
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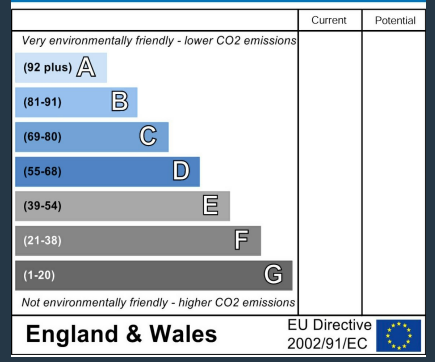
The Property Ombudsman

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THE GUILD PROPERTY PROFESSIONALS

EPC





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