

10 Burton Road

| LE65 2LL | Guide Price £220,000

ROYSTON & LUND

- GUIDE PRICE £220,000
- Two Bedroom Mid-Terrace Home
- Separate Living & Dining Room
- Garden & Summer House/Office
- Council Tax: A // EPC: D
- Popular Location of Ashby-de-la-Zouch
- First Floor Bathroom
- Ground Floor WC
- Close to Numerous Amenities
- Freehold

















GUIDE PRICE £220,000

Situated within walking distance of Ashby-de-la-Zouch town centre, this well-presented two-bedroom mid-terrace property combines traditional character with modern living. The historic market town offers an excellent selection of independent shops, cafés, pubs and restaurants, together with local schools and transport links.

The ground-floor accommodation begins with an entrance porch opening into the welcoming living room. This characterful reception space features a large front-facing bay window and an attractive fireplace housing a wood-burning stove. An inner hall separates the living and dining rooms and provides access to the staircase to the first floor.

The generously proportioned dining room offers plenty of space, with a feature fireplace and wood-burning stove creating a warm focal point. Positioned beyond is the fitted kitchen, offering a range of base and wall units, ample worktop space and integrated cooking appliances, with external access to the rear. A convenient WC completes this level.

To the first floor are two well-proportioned double bedrooms, both offering ample space for storage. The bedrooms are served by a bathroom positioned at the rear, comprising a bath with a shower attachment, wash basin and WC.

Outside, a paved shared passage provides access to the private rear garden. This low-maintenance space is fully paved, enclosed by timber fencing and offers ample room for outdoor seating. A substantial summer house with bi-fold doors provides a valuable additional space.

The property is approached via pedestrian access from Burton Road, with on-street parking available nearby, and enjoys a convenient position within walking distance of Ashby's wide range of amenities.

For more information: https://reports.sprift.com/property-report/?access_report_id=5653602

*Buyers' note: Please note there is a right of access in place. Please refer to your legal representative for more information.

Freehold

Ground Floor

Approx. 53.7 sq. metres (577.6 sq. feet)



First Floor

Approx. 34.0 sq. metres (365.7 sq. feet)

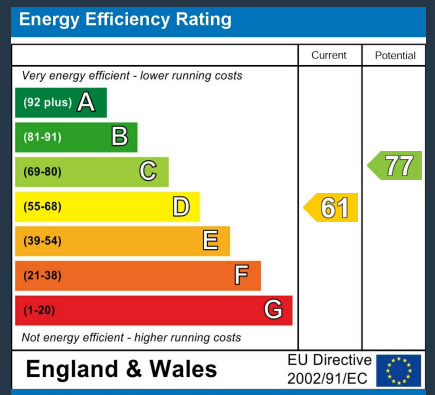
Total area: approx. 87.6 sq. metres (943.3 sq. feet)

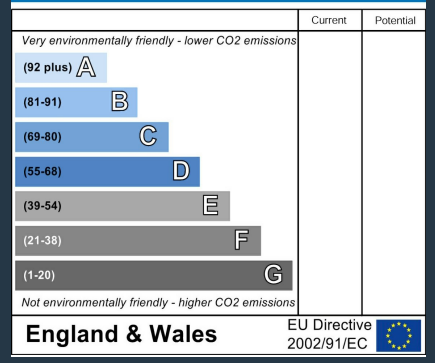
The Property Ombudsman

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THE GUILD PROPERTY PROFESSIONALS

EPC





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