Superior Homes

Royston & Lund

10 Astley Way

| LE65 1LY

Asking Price £525,000

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A well-positioned FIVE-bedroom detached family home situated a short walk from Ashby's bustling centre and popular Market Street. Astley Way is a lovely location to bring up a growing family, with easy access to local highly regarded schools and local shops, pubs and restaurants.

Ground floor accommodation comprises an entrance hall that leads into the main reception room, kitchen dining room, ground floor WC and stairs to the first floor. The living room is a generous size, capable of fitting all the family, whilst conveniently having its own separately controllable thermostat, stylish fireplace and dual-aspect windows flooding the room with natural light. The kitchen dining room is undoubtedly the heart of the house, presenting great space for hosting family occasions, with a convenient breakfast bar, snug area and dining space, along with a bayed opening which grants access to the rear garden. The kitchen furthermore has high-quality base and wall units whilst housing integrated appliances including a double eye-level oven, hob and extractor, whilst also boasting a built-in fridge and freezer and dishwasher. Not to mention, off from the kitchen to the rear aspect is a useful utility area with space for further white goods and under-stair storage.

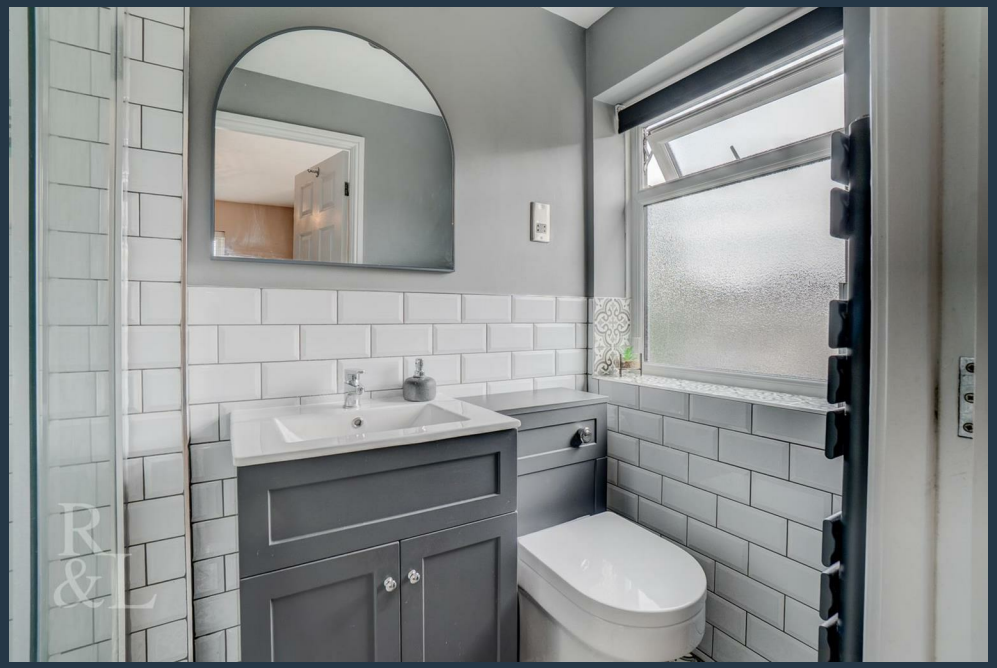
To the first floor, there are three well-proportioned double bedrooms. The master bedroom benefits from its own built-in wardrobes and en-suite shower room. The remaining bedrooms on the first floor also present built-in wardrobes. All bedrooms on the first floor have access to a three-piece family bathroom and landing storage.

To the second floor, there are another two double bedrooms with additional eaves storage and cupboard space, and finally a three-piece tiled shower room and landing storage.

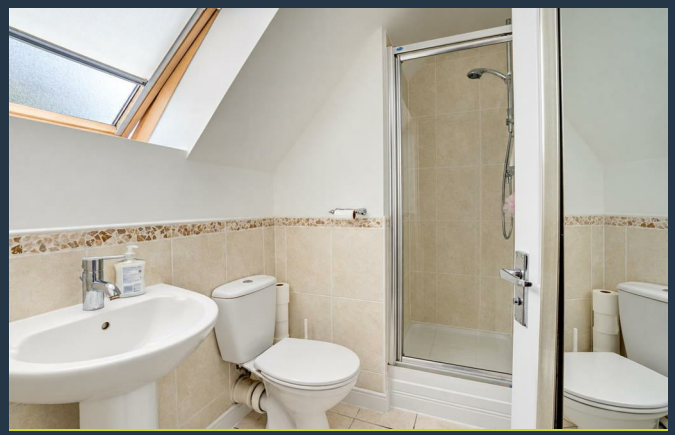
For more details : https://reports.sprift.com/property-report/?access_report_id=5624013

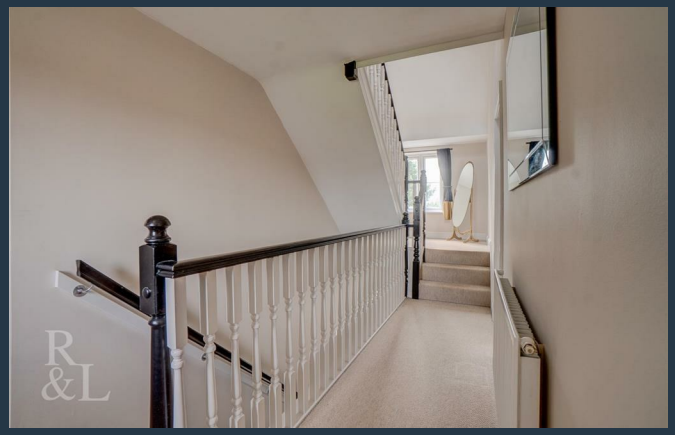
Freehold

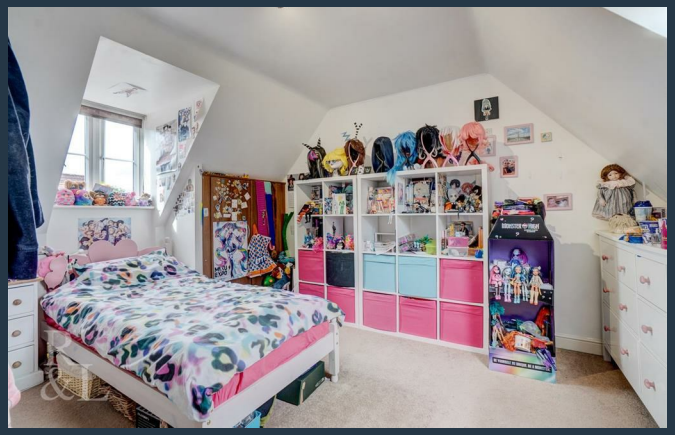
- FIVE Bedroom Detached Family Home
- Really Well Presented Throughout
- Spacious Driveway And Double Garage
- Integrated Kitchen Appliances
- Two Family Bathroom/Shower Rooms And An Ensuite
- Ground Floor WC And Utility
- Covered Outdoor Seating Area
- Close By To Numerous Amenities
- EPC Rating - C
- Freehold - Council Tax Band - F



LIBERTY LONDON
FABRICS EXHIBITION
REGENT STREET





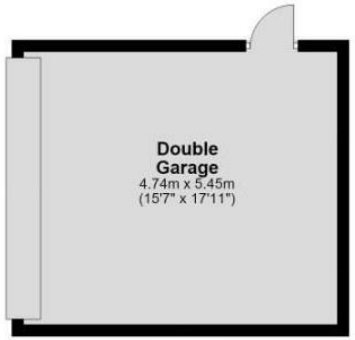


Facing the property, there is ample off-street parking via a spacious driveway, capable of accommodating several vehicles, as well as a generous double garage.

To the rear of the property, there is a low-maintenance garden area with plenty of patio space for summer seating and entertaining, followed by a lush lawn area which is lined with raised wooden planters.

Another lovely feature of this property is the cleverly designed covered outdoor seating area, positioned between the main structure of the house and the rear garden. This can be accessed from either the garden or the utility room and can be used all year round, providing a pleasant space for relaxation.

Ground Floor
Approx. 105.1 sq. metres (1131.7 sq. feet)



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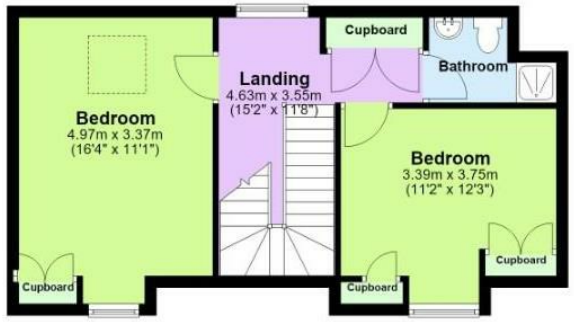
First Floor
Approx. 59.3 sq. metres (638.8 sq. feet)

Second Floor
Approx. 43.5 sq. metres (468.0 sq. feet)



Total area: approx. 208.0 sq. metres (2238.5 sq. feet)

The Property Ombudsman

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THE GUILD PROPERTY PROFESSIONALS

EPC

Environmental Impact (CO_2) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

England & Wales — EU Directive 2002/91/EC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	86
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales — EU Directive 2002/91/EC

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