

53 The Callis

| LE65 2JG | Guide Price £375,000

ROYSTON & LUND

- Guide Price: £375,000 - £400,000
- Popular Location of Ashby-de-la-Zouch
- Four Reception Rooms
- Close to Numerous Amenities
- EPC: C
- Three Bedroom Bungalow
- Spacious Kitchen with Separate Utility
- Off-Road Parking for Multiple Vehicles
- Council Tax: C
- Freehold

















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A generously proportioned three-bedroom detached bungalow situated in the popular market town of Ashby-de-la-Zouch, offering spacious and versatile single-storey accommodation.

An inner porch opens into the entrance hall, providing access to the main reception rooms. The spacious living room features a characterful fireplace. The kitchen offers a range of fitted units, ample worktop space, integrated appliances and a breakfast bar. An adjoining utility room provides further storage, space for appliances and external access.

An inner hallway from the kitchen leads to a separate dining room, with sliding doors which connect the dining room to the conservatory, creating a bright additional seating area with direct access to the rear garden. The hall also leads to three well-proportioned bedrooms, including two generous doubles, alongside a modern family bathroom featuring a walk-in shower. The property also benefits from a versatile home office and a convenient WC.

Outside, the driveway provides off-road parking for multiple vehicles and access to the integral single garage. To the rear is an established garden with a patio, complemented by a lawn and mature planting.

For more information: https://reports.sprift.com/property-report/?access_report_id=5534749

Freehold

Ground Floor

Approx. 139.6 sq. metres (1502.3 sq. feet)



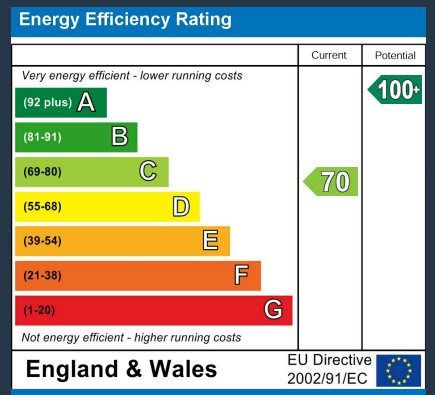
Total area: approx. 139.6 sq. metres (1502.3 sq. feet)

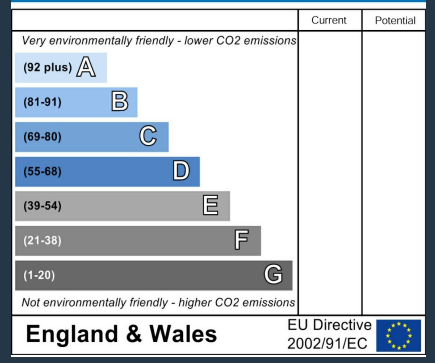
The Property Ombudsman

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THE GUILD PROPERTY PROFESSIONALS

EPC





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