



R  
&L

27 Winchester Way

| LE65 2NR | Guide Price £300,000

ROYSTON  
& LUND

- Guide Price: £300,000 - £320,000
- Popular Location of Ashby-de-la-Zouch
- First Floor Family Bathroom
- Close to Numerous Amenities
- EPC: D
- Three Bedroom Family Home Sold with NO ONWARD CHAIN
- Spacious Living/Dining Room
- Driveway for Off-Road Parking
- Council Tax: B
- Freehold





\*\*\* Guide Price: £300,000 - £320,000 \*\*\*

Offered to the market with no onward chain, this well-proportioned three-bedroom home occupies a popular position in Ashby-de-la-Zouch, conveniently located for a wide range of shops, schools, transport links and everyday amenities.

An inner porch opens into a bright and versatile reception room, ideal as a snug, home office or additional lounge. Beyond, the central hall provides access to the remaining ground-floor accommodation and stairs to the first floor.

The spacious living and dining room offers ample space for relaxing and entertaining, with a dedicated dining area positioned beside sliding doors opening onto the rear garden. The fitted kitchen provides extensive worktop and storage space, while a window and external door bring in plenty of natural light and offer direct garden access.

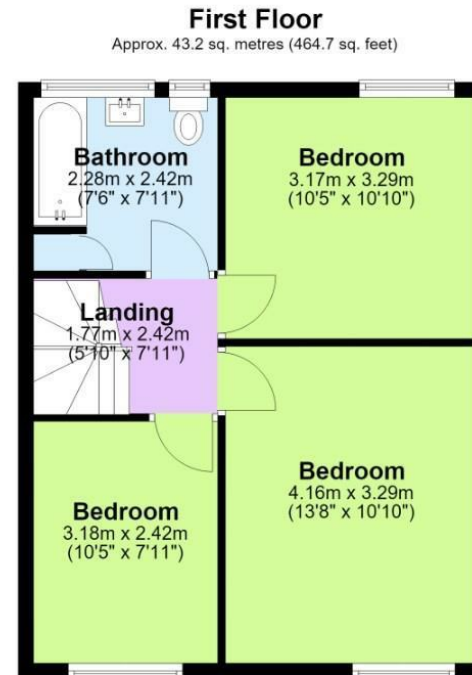
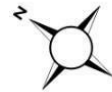
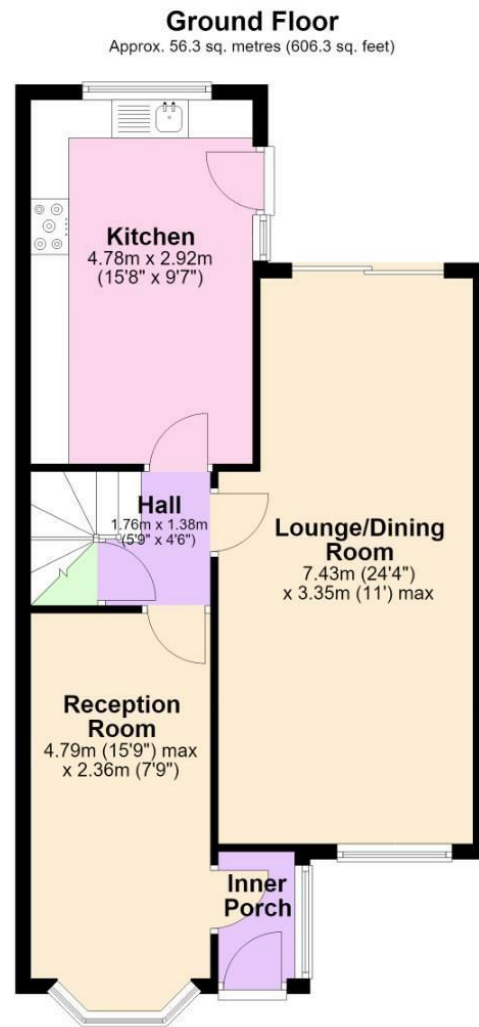
Upstairs are three well-proportioned bedrooms, all served by a family bathroom fitted with a three-piece suite and shower over the bath.

Outside, a generous driveway provides off-road parking for numerous vehicles. The enclosed rear garden features a decked seating area, lawn and established planting, creating an appealing space for outdoor dining, recreation and relaxation.

For more information: [https://reports.sprift.com/property-report/?access\\_report\\_id=5568682](https://reports.sprift.com/property-report/?access_report_id=5568682)

Freehold





Total area: approx. 99.5 sq. metres (1071.0 sq. feet)



**EPC**

| Energy Efficiency Rating                                        |               |                                                                                                                  |
|-----------------------------------------------------------------|---------------|------------------------------------------------------------------------------------------------------------------|
|                                                                 | Current       | Potential                                                                                                        |
| Very energy efficient - lower running costs                     | <div>68</div> | <div>82</div>                                                                                                    |
| (92 plus) <b>A</b>                                              |               |                                                                                                                  |
| (81-91) <b>B</b>                                                |               |                                                                                                                  |
| (69-80) <b>C</b>                                                |               |                                                                                                                  |
| (55-68) <b>D</b>                                                |               |                                                                                                                  |
| (39-54) <b>E</b>                                                |               |                                                                                                                  |
| (21-38) <b>F</b>                                                |               |                                                                                                                  |
| (1-20) <b>G</b>                                                 |               |                                                                                                                  |
| Not energy efficient - higher running costs                     |               |                                                                                                                  |
| England & Wales                                                 |               | EU Directive<br>2002/91/EC    |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |               |                                                                                                                  |
|                                                                 | Current       | Potential                                                                                                        |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |               |                                                                                                                  |
| (92 plus) <b>A</b>                                              |               |                                                                                                                  |
| (81-91) <b>B</b>                                                |               |                                                                                                                  |
| (69-80) <b>C</b>                                                |               |                                                                                                                  |
| (55-68) <b>D</b>                                                |               |                                                                                                                  |
| (39-54) <b>E</b>                                                |               |                                                                                                                  |
| (21-38) <b>F</b>                                                |               |                                                                                                                  |
| (1-20) <b>G</b>                                                 |               |                                                                                                                  |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |               |                                                                                                                  |
| England & Wales                                                 |               | EU Directive<br>2002/91/EC  |

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

**ROYSTON  
& LUND**