

56 Highfields Close

| LE65 2FN | Offers In The Region Of £325,000

ROYSTON & LUND

- Offers in the Region of: £325,000
- Popular Location of Ashby-de-la-Zouch
- Spacious Living Room with Wood Burning Stove
- First Floor Family Bathroom
- Council Tax: C // EPC: C
- Three Bedroom Semi-Detached Home
- South Facing Rear Garden
- Open Plan Kitchen with Sun Room
- Ample Driveway Space & Rear Garage
- Freehold

















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Situated on Highfields in the sought-after market town of Ashby-de-la-Zouch, this well-presented three-bedroom semi-detached home pairs a spacious through lounge and dining room with a bright garden-facing sun room. A generous enclosed rear garden, ample off-road parking and a detached garage make it an appealing choice for first-time buyers and growing families.

The entrance hall leads into the dual-aspect lounge and dining room, where a front bay window brings in natural light and a stove set within a feature fireplace provides a focal point. There is plenty of room for both seating and a dining table, with a glazed door at the rear leading into the sun room.

The fitted kitchen features wall and base units, wood-effect worktops, a built-in oven, gas hob and extractor. It opens directly into the sun room, where a pitched glazed roof and wide windows frame views of the garden. French doors lead straight onto the patio, making this an inviting spot for a breakfast table or an additional sitting area. A ground-floor WC completes the layout.

Upstairs are two well-proportioned double bedrooms and a single bedroom that would also suit a home office. The tiled family bathroom is fitted with a bath with a rainfall shower over, a vanity washbasin and a WC.

Outside, a broad driveway provides off-road parking and continues through double gates to the detached single garage. The enclosed rear garden has a paved patio immediately behind the house, with steps down to a generous lawn that offers plenty of space for children to play.

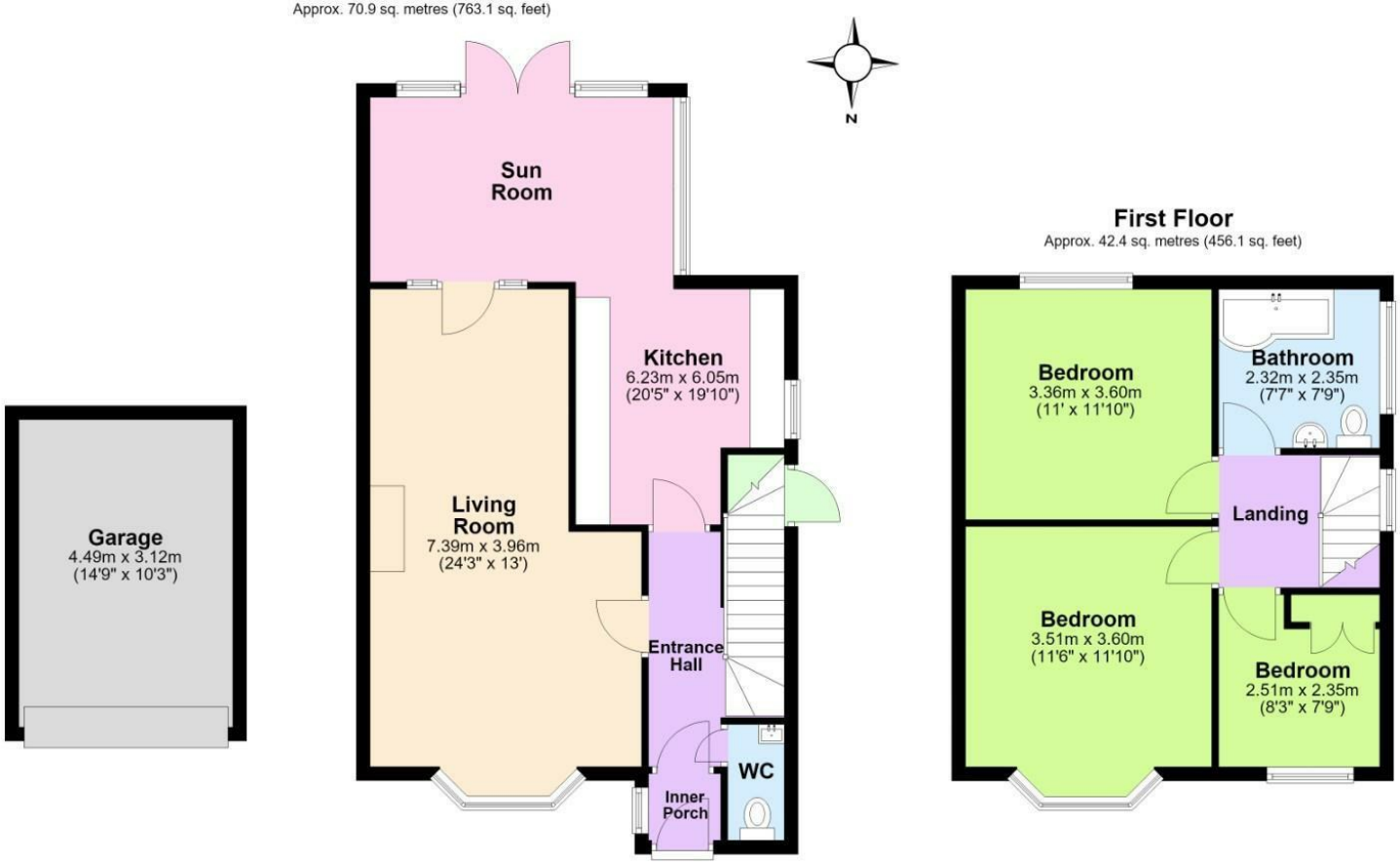
The property is conveniently placed for local schools, transport links and Ashby's town centre, with its mix of shops, cafés and restaurants.

For more information: https://reports.sprift.com/property-report/?access_report_id=5792268

Freehold

Ground Floor

Approx. 70.9 sq. metres (763.1 sq. feet)



First Floor

Approx. 42.4 sq. metres (456.1 sq. feet)

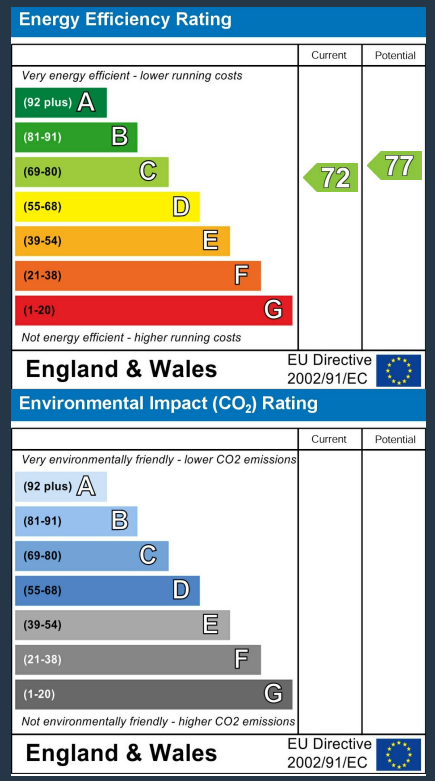
Total area: approx. 113.3 sq. metres (1219.2 sq. feet)

The Property Ombudsman

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THE GUILD PROPERTY PROFESSIONALS

EPC



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