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3 Donington Drive

| LE65 2NT | Guide Price £335,000

ROYSTON  
& LUND

- Guide Price £335,000 - £350,000
- Beautifully Landscaped West-Facing Rear Garden
- Separate Living Room
- Single Garage and a Driveway
- Council Tax D
- Three-Bedroom Detached Bungalow
- Modern Kitchen/Diner
- Two Generously Sized Double Bedrooms
- EPC D
- Freehold





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This beautifully presented three-bedroom detached bungalow offers spacious and versatile accommodation, complemented by ample off-street parking, an integral garage, and a beautifully landscaped west-facing rear garden.

Upon entering through the porch, you are welcomed into a central hallway that provides access to the main living areas. The lounge is bright and inviting, featuring dual-aspect windows, creating a warm and comfortable space to relax.

The modern kitchen/diner is thoughtfully designed with a range of contemporary wall and base units, along with a central island incorporating two ovens, an induction hob, and an overhead extractor fan. Integrated appliances include a fridge/freezer and dishwasher. Double-glazed patio doors open directly onto the rear garden, allowing for seamless indoor-outdoor living.

An inner lobby provides additional access to the garden, a convenient downstairs WC, and the integral garage.

The property offers three bedrooms, including two generously sized doubles. The third bedroom is a spacious single. A well-appointed family bathroom completes the accommodation, featuring a four-piece suite.

Externally, the rear garden is a standout feature—securely enclosed and enjoying a desirable west-facing aspect, perfect for evening relaxation. It includes a lawn, patio area, and decking space, along with raised beds and a wooden shed, creating a peaceful and private outdoor retreat.

To the front, the property benefits from a single garage and a driveway providing parking for multiple vehicles.

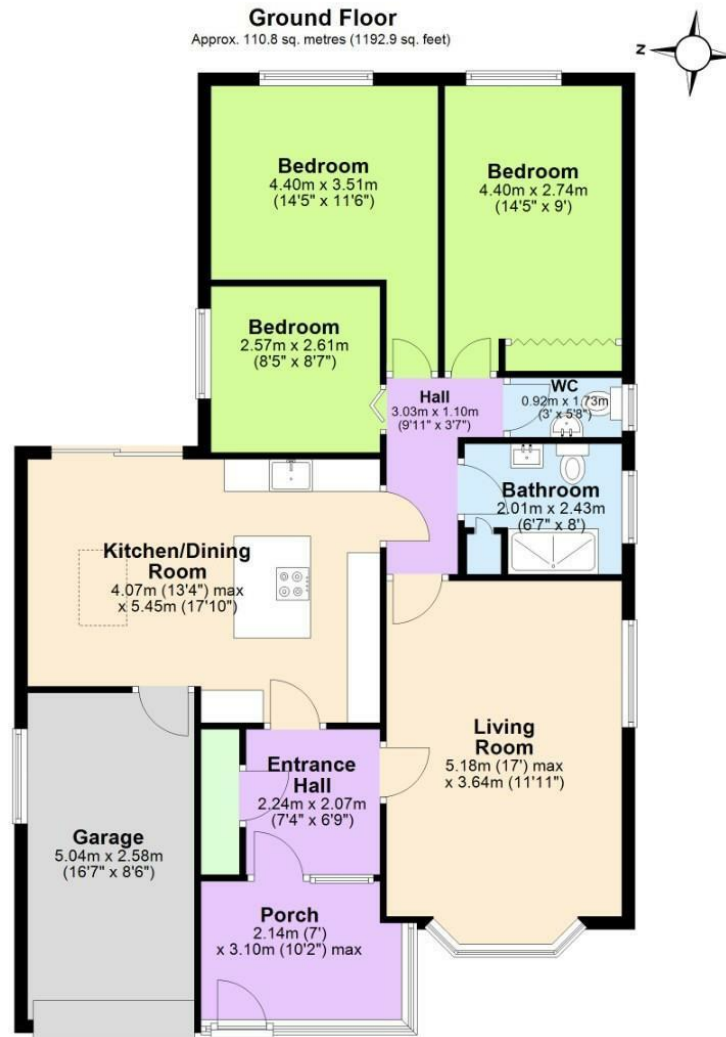
Ideally located within walking distance of the market town of Ashby-de-la-Zouch, residents can enjoy a variety of local shops, amenities, and attractions, including the Bath Grounds.





### EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		68	75
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



**Ground Floor**  
Approx. 110.8 sq. metres (1192.9 sq. feet)

Total area: approx. 110.8 sq. metres (1192.9 sq. feet)

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.

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