

SUPERIOR HOMES

ROYSTON
& LUND



1 Churchside Walk

| LE65 2FG

Guide Price £650,000 to £665,000

Guide Price £600,000 - £610,000

Tucked away in a peaceful location within a short walk of the town of Ashby-De-La-Zouch, a three storey five bedroom family home built by the renowned local builder Lychgate Homes. Presented to a high standard this property offers versatile accommodation.

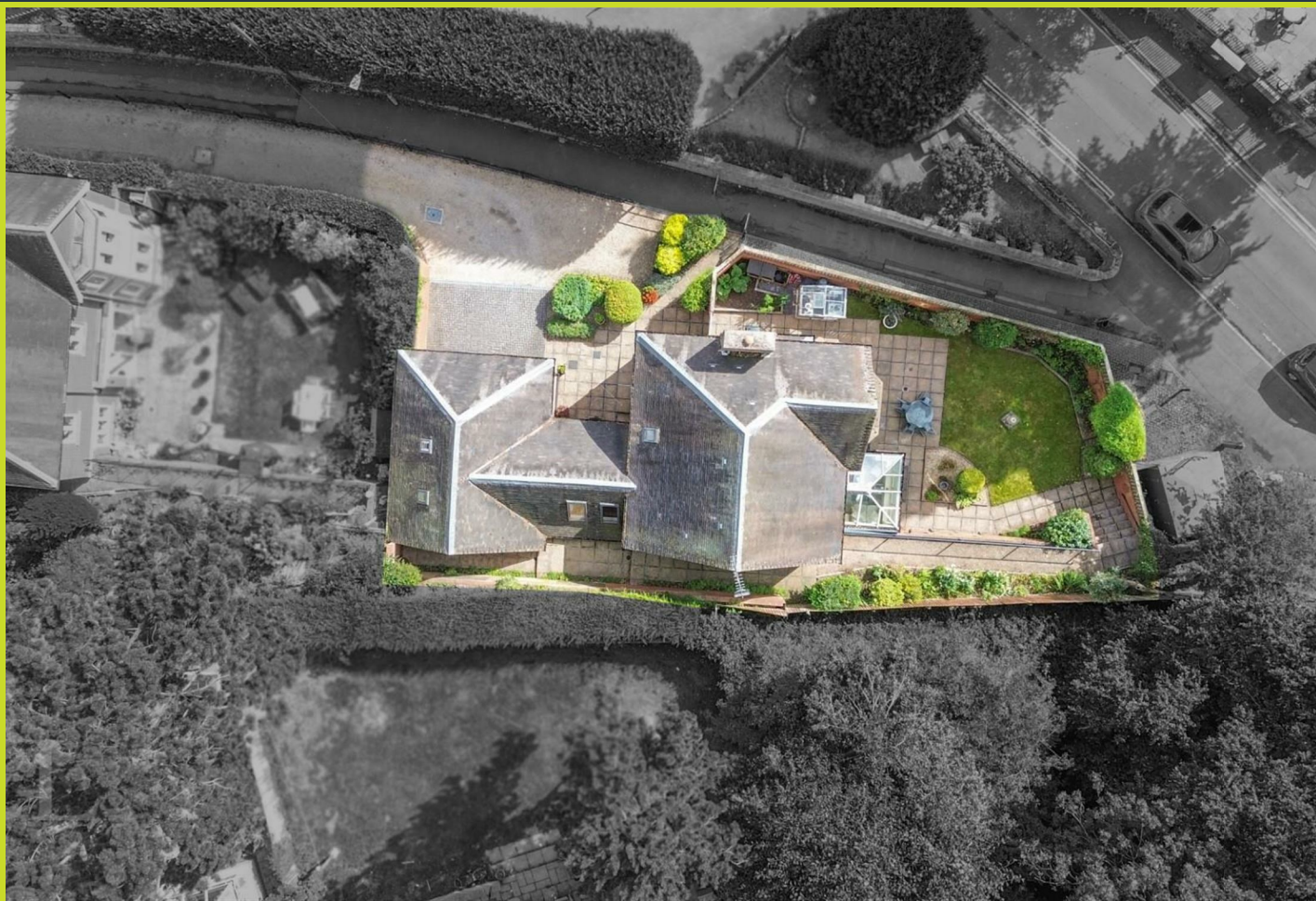
Enter the property into a impressive hallway with access to a large dining room with a large window to the side of property and a spacious storage cupboard. Double doors from the hall open into a large Living Room with a stunning bay window overlooking the garden. A feature fireplace gives the room character. A few steps from the hall takes you into a kitchen/diner with utility area. Built in appliances compliments the kitchen with double doors into a bright conservatory with double patio doors in the south facing garden. There is also a convenient downstairs WC.

The first floor is home to the principle suite with built in wardrobes, a wonderful bay window overlooking the garden and a modern en-suite shower room. Two further double bedrooms and a larger than average single bedroom along with a family bathroom completes the first floor. Stairs lead to the top floor bedroom suite, Velux roof windows , built in wardrobes and a large four piece bathroom. Double doors to the outside lead to a pathway within the property boundaries giving separate access if needed to the room, ideal for visitors or older children wanting a feeling of independence.

The walled garden is south facing and offers complete privacy . Situated at the end of the Churchside Walk the property comes with a double garage.

A viewing is highly recommend to get a feeling of the space and versatility this property offers.





- Guide Price £600,000 - £610,000
- A Two Storey Five Bedroom Detached Family Home
- Kitchen/Diner with Separate Utility and Doors to The Conservatory
- Large Lounge with Feature Fireplace and large Bay Window
- Separate Dining Room - Ideal for a Home office
- Two En-Suite Bathrooms, Family Bathroom and Downstairs WC
- Double Garage
- EPC Rating - C
- Council Tax Band - E
- ~Freehold





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The picturesque market town of Ashby-de-la-Zouch lies in the civil parish of North West Leicestershire. Ashby lies at the heart of The National Forest on the A42 between Tamworth and Nottingham. In 2018, Ashby Market Street was named "Best Shopping Experience", and in 2019 it made the final of the rising-star category for UK high streets. The town boasts a range of shops, bars, cafes and restaurants, community library and leisure centre.

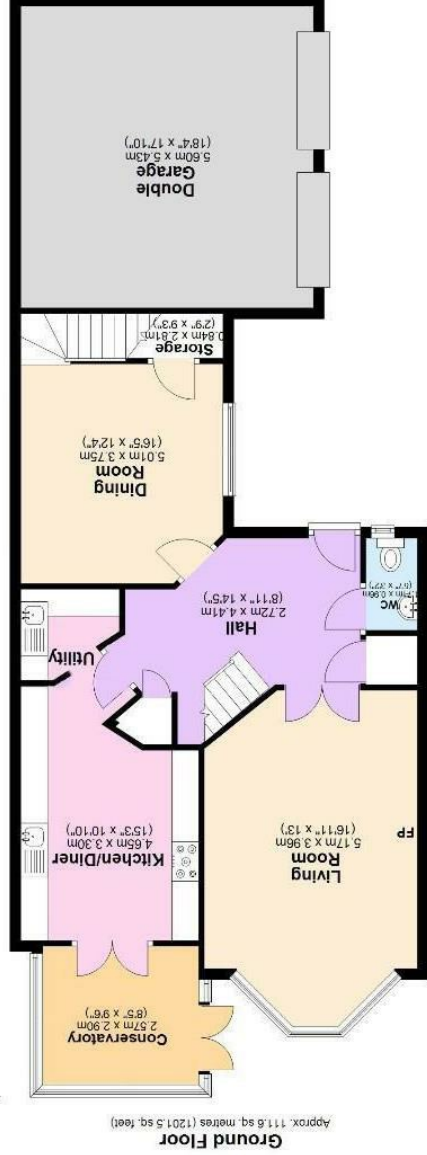


The nearby Bath Grounds were once home to the Ivanhoe Spa, and on a stroll through this delightful green space, you can read about Edwardian parachutist Dolly Shepherd.



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 or 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.

Total area: approx. 201.9 sq. metres (2172.7 sq. feet)



Energy Efficiency Rating	
EU Directive 2002/91/EC	EU Directive 2002/91/EC
Not environmentally friendly - higher CO2 emissions	Not energy efficient - higher running costs
(1-20)	(1-20)
(21-38)	(21-38)
(39-54)	(39-54)
(55-68)	(55-68)
(69-80)	(69-80)
(81-91)	(81-91)
(92 plus)	(92 plus)
Very environmentally friendly - lower CO2 emissions	Very energy efficient - lower running costs
Current	Potential
	69
	74

Environmental Impact (CO ₂) Rating	
EU Directive 2002/91/EC	EU Directive 2002/91/EC
Not environmentally friendly - higher CO2 emissions	Not energy efficient - higher running costs
(1-20)	(1-20)
(21-38)	(21-38)
(39-54)	(39-54)
(55-68)	(55-68)
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EPC

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