39 Avenue Road

| LE65 2FA | Guide Price £375,000

ROYSTON & LUND

- Guide Price £375,000–£385,000
- Popular location of Ashby-de-la-Zouch
- Second Floor Principle Bedroom
- South Facing Garden
- Council Tax: B // EPC: D
- Four Bedroom Family Home
- Spacious Kitchen/Dining Room
- First Floor Family Bathroom + Ground-Floor WC
- Close to Numerous Amenities
- Freehold

***Guide Price £375,000–£385,000

Situated just a short walk from the heart of Ashby-de-la-Zouch and its excellent range of shops, cafés and amenities, this beautifully presented four-bedroom home offers generous and versatile accommodation set across three floors, blending character features with stylish modern living.

The property opens into a welcoming first reception room, filled with natural light and ideal as a cosy sitting room or snug. Beyond this is a spacious living room, providing an excellent space for relaxing and entertaining, while a convenient ground floor WC adds further practicality.

To the rear of the property is an impressive kitchen/dining room, thoughtfully designed with ample worktop space, modern cabinetry and striking roof light windows that flood the room with natural light. The dining area enjoys views over the garden and creates a superb social hub for family life and hosting guests.

The first floor offers three well-proportioned bedrooms alongside a beautifully appointed family bathroom featuring contemporary fittings. Occupying the entire second floor is the impressive principal bedroom, creating a peaceful and private retreat with plenty of character and space.

Outside, the property benefits from a lawn garden with a patio seating area, ideal for outdoor dining and enjoying the warmer months. The attractive frontage and spacious interior make this a wonderful family home in a highly desirable location close to the town centre.
Early viewing is highly recommended.

For more information: https://reports.sprift.com/property-report/?access_report_id=5323013

Freehold

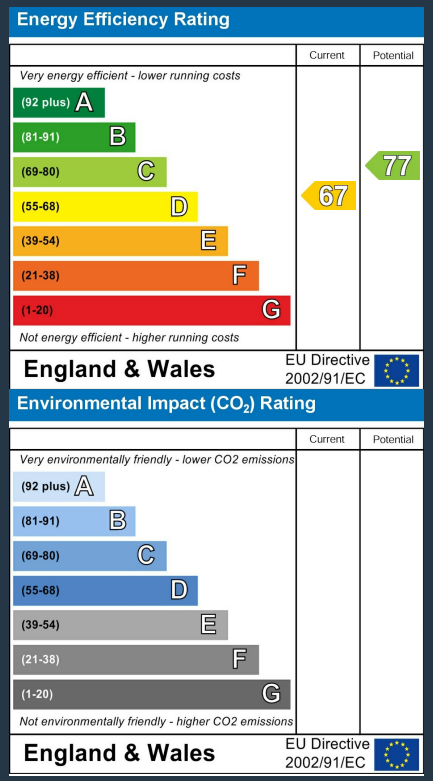
Total area: approx. 122.4 sq. metres (1317.4 sq. feet)

The Property Ombudsman

naea | propertymark PROTECTED

THE GUILD PROPERTY PROFESSIONALS

EPC



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

ROYSTON & LUND