

# SUPERIOR HOMES

# ROYSTON & LUND



# 20 Pennine Way

| LE65 1EW

Guide Price £450,000 - £465,000

Guide Price £450,000 - £475,000

Beautifully positioned on a generous corner plot, this impressive four double bedroom detached family home offers spacious living, modern comforts, and excellent outdoor space.

You step through the composite front door into a bright and welcoming entrance hall, setting the tone for this neatly presented family home. Leading off the hallway, you'll find a spacious living room, adjoining through double doors into a formal dining room. From here, sliding patio doors lead out to the garden.

Connecting to the dining room is a fully fitted kitchen featuring sleek, soft-closing cabinets and drawers, high-quality finishes, and convenient side access to the exterior. The hallway also provides access to a convenient downstairs WC and useful understairs storage, adding practicality to this well-designed ground floor layout.

Upstairs, there are four generously sized double bedrooms, each well appointed. One of the double bedrooms enjoys a stylish en-suite shower room and fitted wardrobes. The well appointed family bathroom, located centrally, includes both a bathtub and a separate shower for added convenience and stylish vanity units.

Outside, the rear garden offers a perfect blend of functionality and low maintenance, featuring a stone-slabbed patio area with steps leading to an astro-turfed lawn and a pathway to the detached garage. To the side, a lean-to carport and block-paved driveway provides secure and practical parking, with a gate enhancing privacy and security and enough room for a caravan or motorhome dependent on size.

The detached garage offers off-road parking for a vehicle, while the block-paved front driveway and gated side of the property accommodates up to four additional vehicles.





- Guide Price £450,000 - £465,000
- Four Double Bedroom Detached
- Welcoming Spacious Living Room
- Fully Fitted Kitchen with Adjoining Dining Room
- Bedroom with Fitted Wardrobes and En-suite Shower Room
- Modern Bathroom with Separate Shower
- Ground Floor WC
- Well Maintained, Low Maintenance Garden
- Plenty of Off-Road Parking / Detached Garage
- EPC Rating - D / Council Tax Band - E / Freehold









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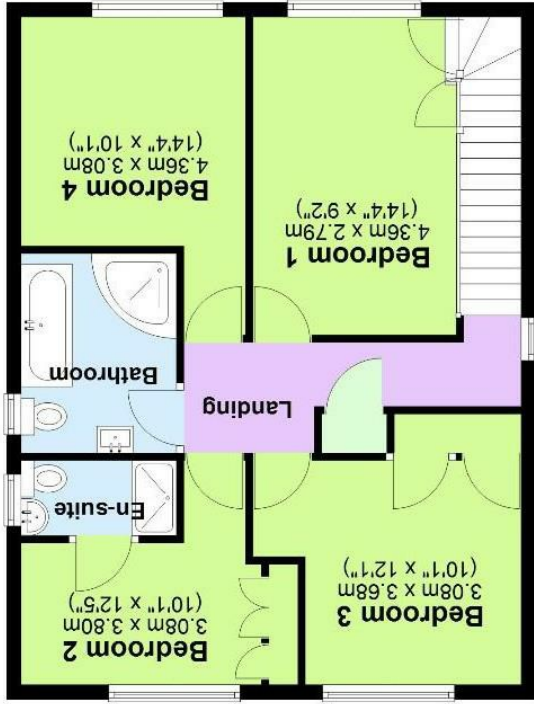
This property is set in a desirable residential area close to excellent local amenities. Nearby schools include Ashby Willesley Primary School, Ashby Hill Top Primary School, and Ashby School, all highly regarded. The town centre offers a mix of shops, cafés, restaurants, and supermarkets such as M&S Simply Food. Residents enjoy easy access to the A42/M42 for commuting to Birmingham, Leicester, and Derby, while nearby green spaces like The Bath Grounds and Hood Park provide great leisure opportunities.



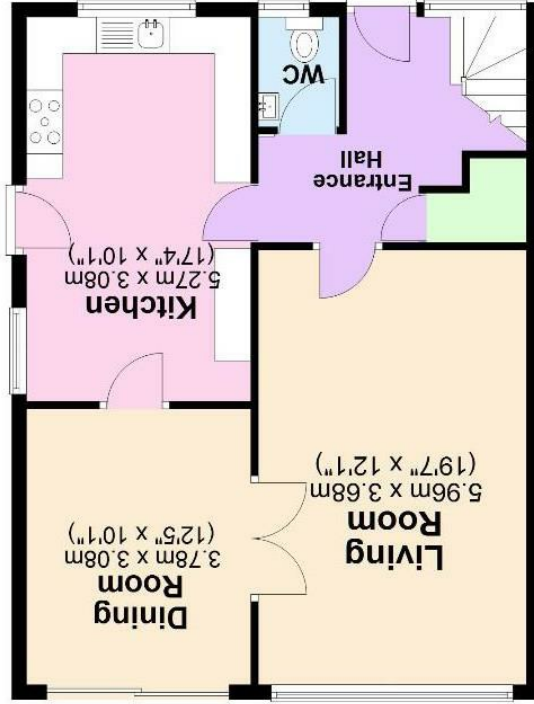
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England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO2 emissions	
(1-20)	G	(1-20)	G
(21-38)	F	(21-38)	F
(39-54)	E	(39-54)	E
(55-68)	D	(55-68)	D
(69-80)	C	(69-80)	C
(81-91)	B	(81-91)	B
(92 plus)	A	(92 plus)	A
Very energy efficient - lower running costs		Very environmentally friendly - lower CO2 emissions	
Current	Potential	Current	Potential
	64		80

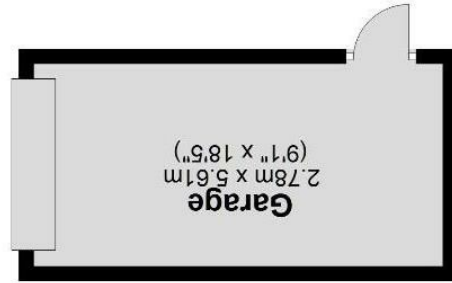
## EPC



Approx. 62.8 sq. metres (675.6 sq. feet)



Approx. 78.4 sq. metres (843.5 sq. feet)



Total area: approx. 141.1 sq. metres (1519.1 sq. feet)

