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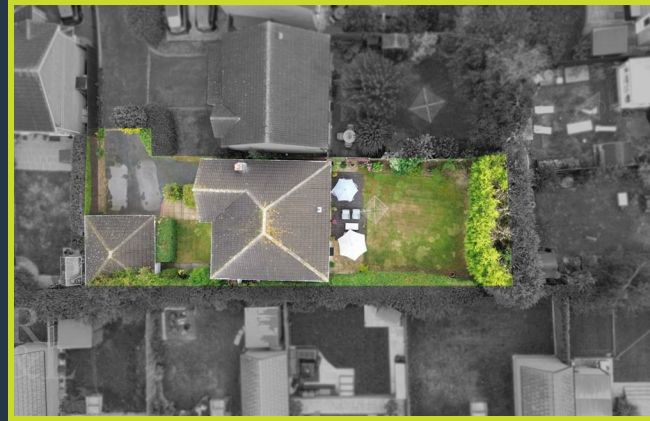
16 Highgate

| LE65 2SG | Offers In The Region Of £415,000

ROYSTON  
& LUND

- Offers In The Region Of £415,000
- Dining Room
- All Bedrooms Fitted Wardrobes
- En-suite Bathroom
- EPC Rating - D / Freehold
- Ample Size Living Room with Bay Window & Fireplace
- Integrated Kitchen & Utility
- Ground Floor WC
- Double Detached Garage
- Council Tax Band - F





Offers In The Region Of £415,000

Royston & Lund are delighted to present this four-bedroom detached home that offers spacious and versatile living throughout.

From the hallway, to the right you'll find a light-filled room with a bay window, an ideal space for a home office or study. To the left, the generous living room features a second bay window and a fireplace. Double doors connect to the dining room, where French doors open out to the garden.

Straight ahead of the hallway, the integrated kitchen is fitted with sleek neutral cabinetry and provides access to a connecting utility space with its own external door. A convenient WC can also be found just off the hallway.

Upstairs, all four well-appointed bedrooms are fitted with high-quality wardrobes. The principal bedroom benefits from an en-suite with walk-in shower, while the remaining bedrooms are served by a family bathroom complete with a bath/shower hybrid, heated towel rail, and a modern design that mirrors the kitchen's neutral palette.

Outside, the front of the property offers a detached double garage and ample off-road parking. To the rear, the garden is thoughtfully landscaped with a mix of decking, patio, and lawn, bordered by flowers, shrubs, and hedging.

Ashby-de-la-Zouch is close to the town centre, where you'll find shops, cafés, restaurants and a weekly market. Local landmarks include Ashby Castle and the town museum. There are green spaces like the Bath Grounds and New Lount Nature Reserve, as well as sports clubs and a golf course.



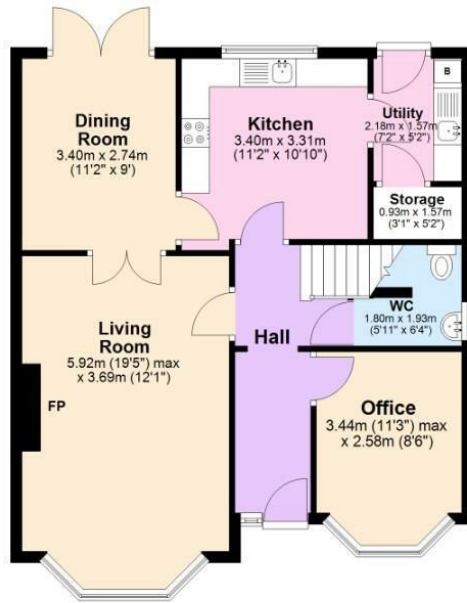


### EPC

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>		<b>67</b>	<b>80</b>
(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	

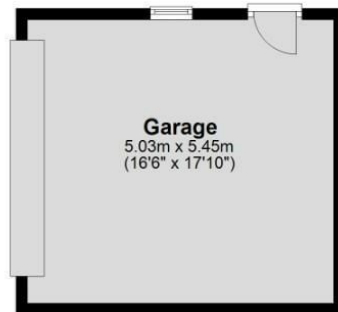
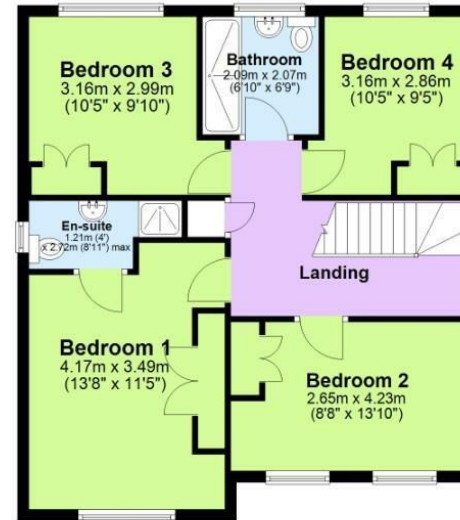
#### Ground Floor

Approx. 93.8 sq. metres (1009.2 sq. feet)



#### First Floor

Approx. 65.4 sq. metres (703.9 sq. feet)



Total area: approx. 159.1 sq. metres (1713.0 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.

**ROYSTON & LUND**