



5 Birch Road

| LE65 1FW | Guide Price £270,000

ROYSTON
& LUND

- Guide Price £270,000 to £280,000
- Two Bathrooms & Ground Floor WC
- South Facing Garden - Lawn & Patio
- Driveway & Garage
- EPC: TBC
- Three Bedroom Family Home
- Open Living/Dining Room
- Popular Location of Ashby-de-la-Zouch
- Council Tax: D
- Freehold





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Situated within the highly sought-after market town of Ashby-de-la-Zouch, this beautifully presented three-bedroom home offers spacious and versatile accommodation arranged over three floors, ideal for modern family living.

The property opens into an inviting entrance hallway with access to a convenient ground floor WC. To the rear, the generous lounge/dining room provides a bright and welcoming living space with French doors opening onto the garden, creating the perfect setting for both relaxing and entertaining. The fitted kitchen offers ample worktop and storage space with integrated cooking appliances and room for further white goods.

Across the upper floors are three well-proportioned bedrooms. The first floor hosts two bedrooms alongside the family bathroom, while the impressive principal bedroom occupies the entire second floor, benefiting from fitted storage areas and a spacious en-suite bathroom.

Externally, the property enjoys a lawned rear garden with patio seating area, ideal for outdoor dining and summer evenings. A driveway and garage provide excellent off-road parking and additional storage.

Located within the popular town of Ashby-de-la-Zouch, the property is well placed for local amenities, schools, commuter links and countryside walks, making this an excellent opportunity for first-time buyers or growing families.

For more information: https://reports.sprift.com/property-report/?access_report_id=5299912

Freehold



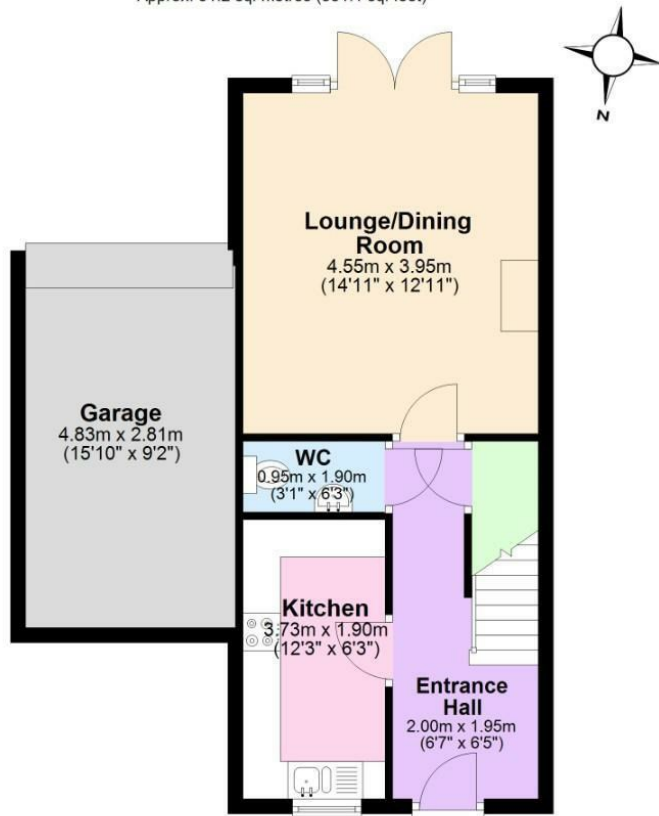


EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

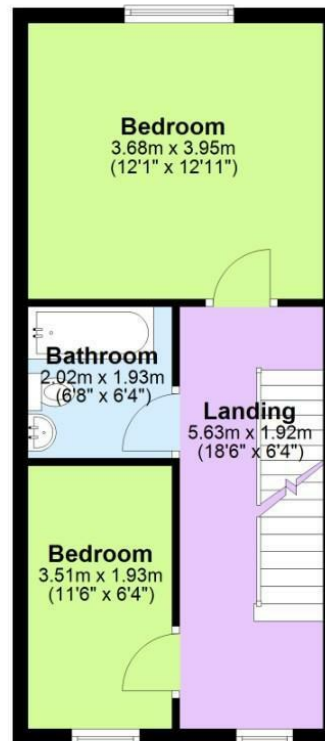
Ground Floor

Approx. 51.2 sq. metres (551.1 sq. feet)



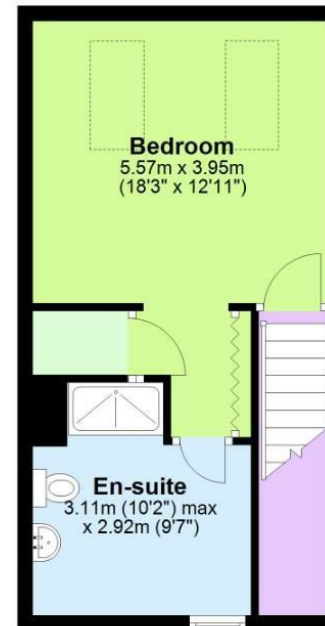
First Floor

Approx. 37.2 sq. metres (400.1 sq. feet)



Second Floor

Approx. 31.3 sq. metres (337.0 sq. feet)



Total area: approx. 119.7 sq. metres (1288.3 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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