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1 Rowena Drive

| LE65 2JE | Guide Price £325,000

ROYSTON  
& LUND



- Guide Price: £310,000 - £325,000
- Popular Location of Ashby-de-la-Zouch
- Dining/Reception Room with Access to Conservatory
- Two Bathrooms - Ground & First Floor
- Council Tax: D // EPC: D
- Three Bedroom Detached Home
- Spacious Living Room with Feature Fireplace
- South Facing Garden
- Single Garage & Driveway
- Freehold







\*\*\* Asking Price - £325,000

Situated in the ever-popular market town of Ashby-de-la-Zouch, this three-bedroom detached home presents a fantastic opportunity for buyers looking to modernise and create their ideal family home. Occupying a generous plot with a south-facing garden, driveway and single garage, the property offers spacious accommodation throughout and excellent potential to add value.

The accommodation begins with an entrance porch leading into a welcoming entrance hall with stairs rising to the first floor. There are two generous reception rooms, both benefitting from feature fireplaces, with the spacious living room enjoying patio doors opening onto the rear garden, while the separate dining room provides access to the conservatory, creating an ideal additional reception space overlooking the garden. The fitted kitchen offers ample storage and worktop space and is complemented by a separate utility room with access to the rear. Completing the ground floor is a convenient three-piece bathroom.

To the first floor are three well-proportioned bedrooms, with the two larger rooms benefitting from built-in wardrobes and storage. These are served by the second family bathroom, which comprises a shower, wash basin and WC.

Outside, the south-facing rear garden is a particular highlight, being mainly laid to lawn with established shrubs, mature planting and an attractive apple tree. A variety of paved seating areas provide the perfect spaces for relaxing or entertaining throughout the day. To the front, there is a single driveway and attached single garage, providing useful off-road parking and additional storage.

Positioned close to the wide range of amenities that Ashby-de-la-Zouch has to offer, including shops, cafés, pubs and restaurants, as well as excellent local schools and transport links, this is an exciting opportunity for buyers seeking a home with plenty of scope in a highly desirable location.



## 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>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
|                                             | 55      | 69        |

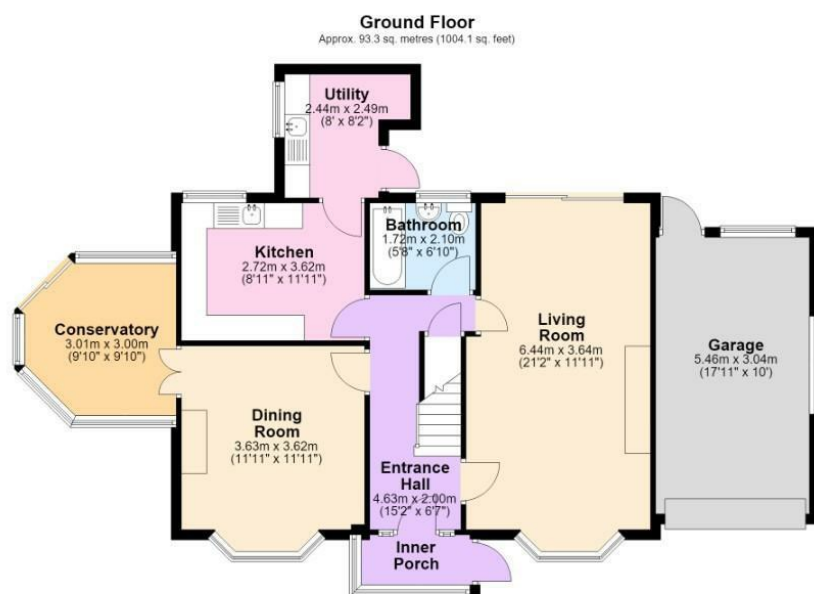
England & Wales EU Directive 2002/91/EC

### 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 |         |           |

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# ROYSTON & LUND



Total area: approx. 141.4 sq. metres (1522.0 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.