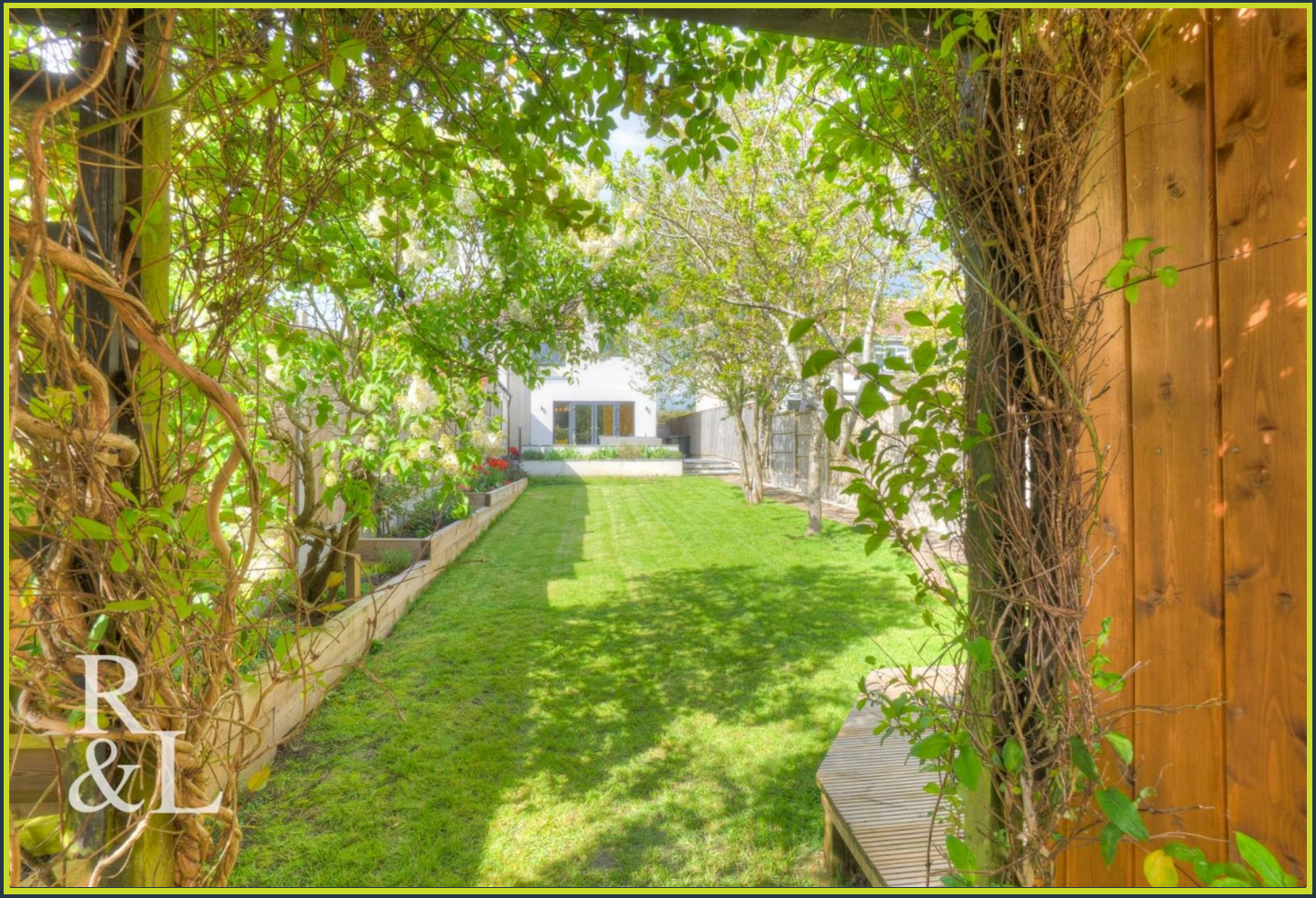
Superior Homes

Royston & Lund

44 Nottingham Road

| LE65 1DQ

Guide Price £350,000



Guide Price £350,000 to £375,000.

UNEXPECTEDLY BACK TO THE MARKET

Royston & Lund are delighted to present this exquisite three-bedroom semi-detached family home, ideally situated in the highly sought-after location of Ashby-de-la-Zouch, within close proximity to excellent transport links and a wide range of local amenities. Offering generous living space both internally and externally, this beautifully presented property is an exceptional family home. With a double driveway to the front and a stunning patio and garden to the rear, this is truly a must-see property.

The property opens into a welcoming entrance hallway, with a beautifully presented living room immediately to your right and a spacious open-plan kitchen to the rear. A staircase rises to the first floor, with a conveniently positioned ground floor WC neatly tucked beneath the stairs.

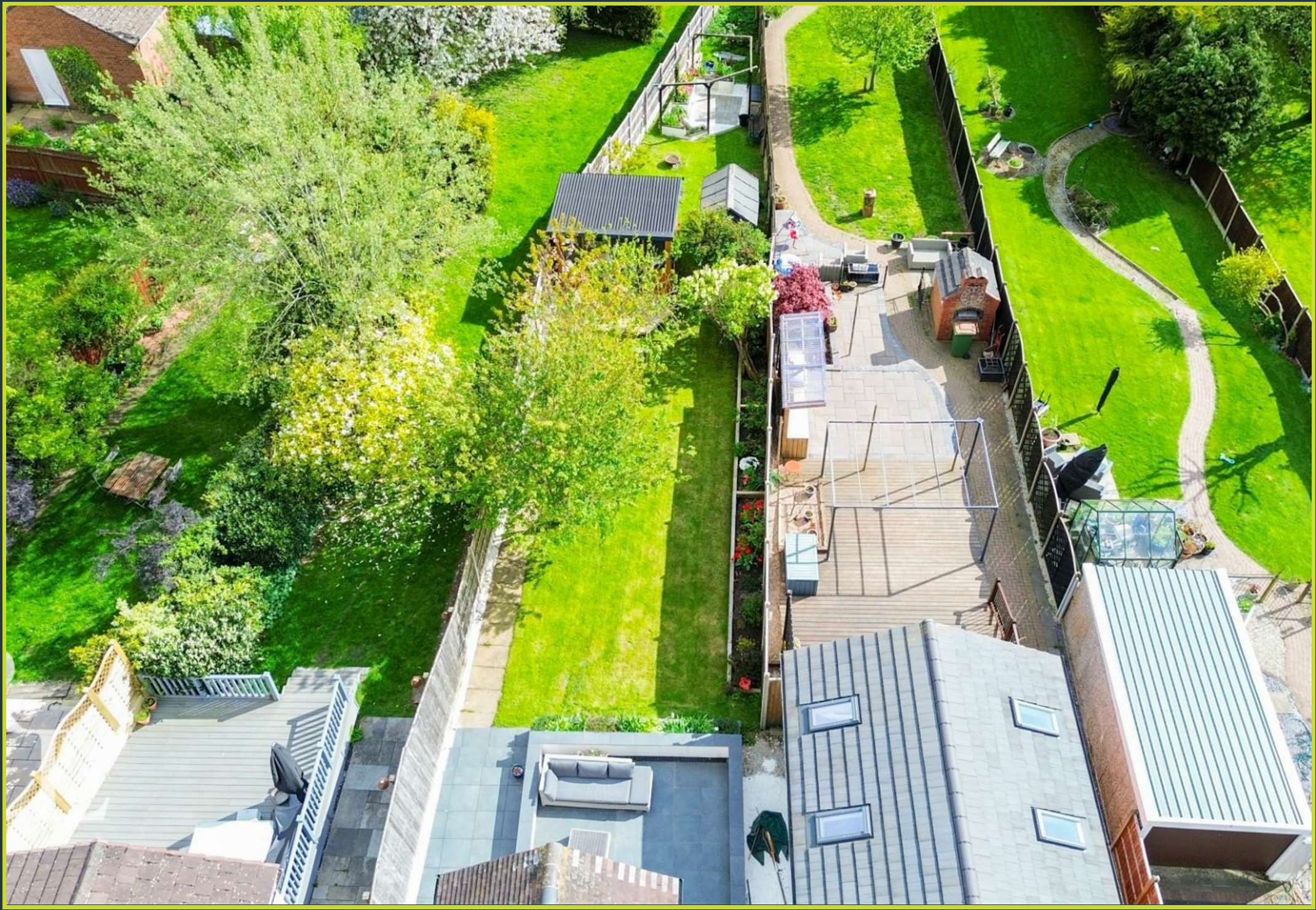
The living room is warm and inviting, featuring a large, bright window and an attractive brick fireplace. To the rear, the modern and stylish kitchen boasts ample storage and generous worktop space, complete with a breakfast bar. Large double doors open out onto a stunning patio area, seamlessly connecting indoor and outdoor living while overlooking the garden beyond. The dining area is perfectly suited to modern family life and entertaining, with easy access to the patio. The kitchen also benefits from a separate utility area, plumbed for a washing machine.

Upstairs, the landing provides access to the family bathroom and all three bedrooms. The smaller front-facing bedroom would make an ideal guest room or home office. The second bedroom is well-proportioned and comfortably accommodates a double bed, while the principal bedroom, positioned at the rear, is the largest of the three and enjoys pleasant views over the garden, along with its own en-suite.

- Guide Price: £350,000 to £375,000
- Three Bedroom Semi-Detached House
- Open Kitchen with Breakfast Area
- Principle Bedroom with En-Suite
- Living Room with Fireplace
- Stunning Patio Area & Garden
- Desirable Location of Ashby-de-la-Zouch
- Close to Numerous Amenities
- Council Tax B // EPC C
- Freehold

Love You Bye

YOU & ME



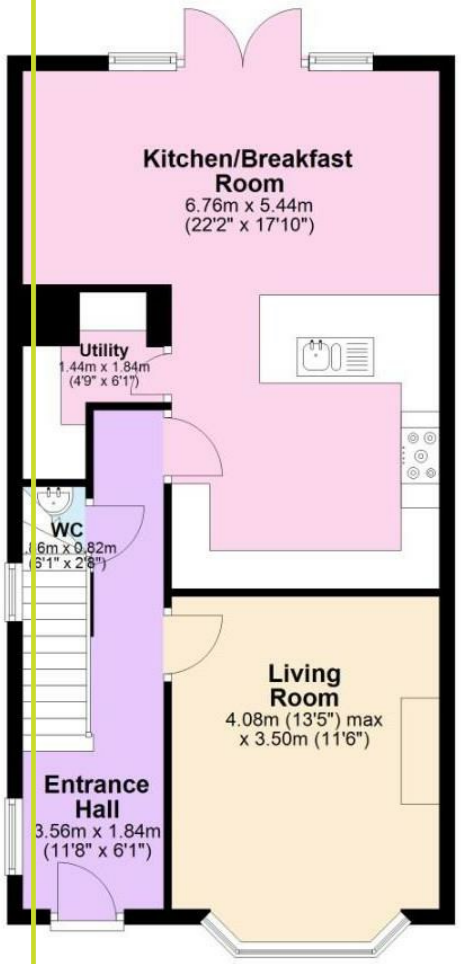
Externally, the rear garden features a stunning patio area, perfect for enjoying late summer evenings. A generous lawn provides an ideal space for children and pets to play, easily visible from both the patio and the summer house. Beyond this, there is a neatly arranged vegetable plot and potting area, adding further appeal for keen gardeners.

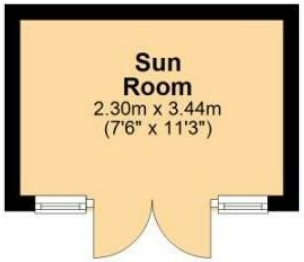
To the front, a large double driveway provides ample off-road parking for both residents and visitors. Situated in Ashby-de-la-Zouch, this property benefits from excellent transport links and a variety of local amenities, making it a highly desirable home and an opportunity not to be missed.

For more information:
https://reports.sprift.com/property-report/?access_report_id=5223303

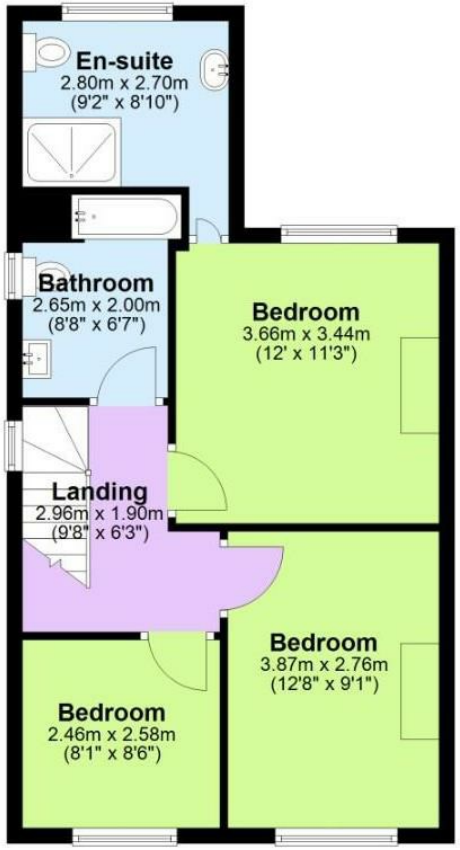
Freehold

Ground Floor
Approx. 67.7 sq. metres (729.2 sq. feet)





First Floor
Approx. 49.3 sq. metres (530.8 sq. feet)



Total area: approx. 117.1 sq. metres (1260.0 sq. feet)

The Property Ombudsman

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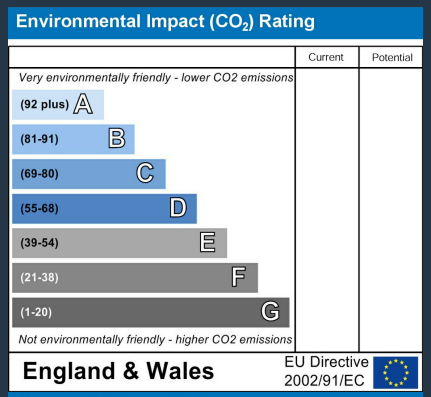
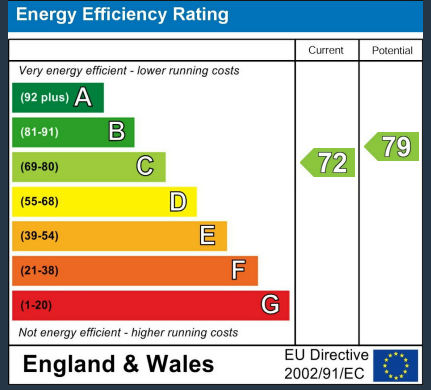
THE GUILD PROPERTY PROFESSIONALS

EPC





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