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8 Bernard Vann Crescent
| LE65 2AR | Guide Price £375,000

ROYSTON
& LUND

- Guide Price of £375,000 - £385,000
- Full Width Open-Plan Kitchen and Dining Area
- Bedroom with En-suite and Fitted Wardrobes
- Contemporary Bathroom with Separate Shower
- Own Driveway with Detached Garage
- Four Bedroom Detached
- Generously Proportioned Living Room
- Ground Floor WC and Utility Area
- Attractive Garden Including Decking Area
- EPC Rating - C / Council Tax Band - D / Freehold Property





Guide Price of £375,000 - £385,000

This four-bedroom detached property offers spacious and well-appointed accommodation throughout. Upon entering the entrance hall, to the right is an inviting and generously proportioned living room, enhanced by stylish wall cladding and a walk-in bay window fitted with shutters, creating a bright yet cosy space.

Straight ahead lies the heart of the home: a full-width open-plan kitchen with dining area. Features include neutral worktops and cabinetry and benefits from a range of integrated appliances, such as an induction hob, oven, grill, and fridge-freezer, with a dishwasher and Hive heating system also included in the sale. French doors open directly onto the garden, allowing natural light to flow through the space. The ground floor also offers a WC, a utility area, and useful understairs storage.

Upstairs, one bedroom benefits from fitted sliding wardrobes with a sleek and striking en-suite shower room, while to the front there is a well-proportioned double bedroom, along with two further single bedrooms. A contemporary family bathroom, complete with a separate shower, completes the first floor.

Outside, the well-maintained garden provides a variety of outdoor spaces, beginning with a paved patio area, which is separated by sleeper steps leading up to a turfed lawn. A pathway then leads down to a decked and gravel area. The garden enjoys a good degree of privacy from surrounding fencing and also benefits from side access via a gate, leading to a detached garage. To the side, there is off-road parking available for multiple vehicles.

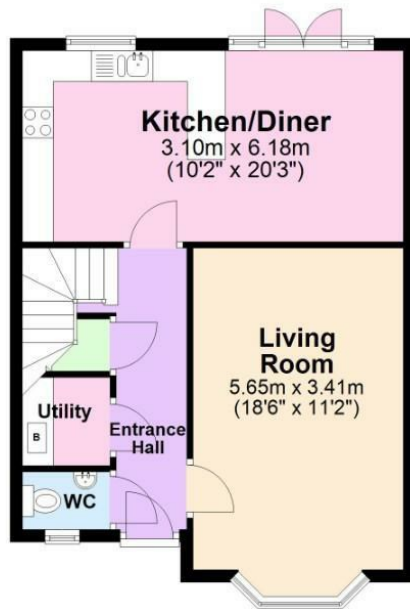
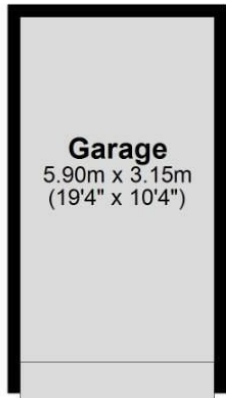
Ideally positioned on the outskirts of Ashby-de-la-Zouch, this property benefits from footpaths around the perimeter that lead directly into open rural landscapes, perfect for peaceful walks and outdoor enjoyment.

*Annual maintenance charge of £120 applies.

For more information - https://reports.sprift.com/property-report/?access_report_id=4905253



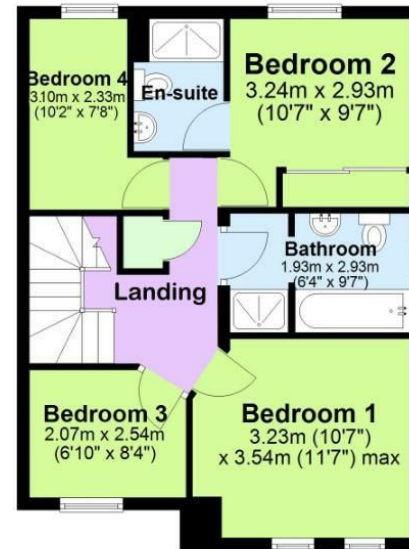
Ground Floor
Approx. 69.1 sq. metres (743.5 sq. feet)



Total area: approx. 117.9 sq. metres (1268.7 sq. feet)



First Floor
Approx. 48.8 sq. metres (525.2 sq. feet)



EPC

Energy Efficiency Rating

| | Current | Potential |
|---|-----------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 79 | 83 |
| (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 (CO₂) 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 | | |

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