

7 Bosworth Close

| LE65 1LB | Guide Price £204,000

ROYSTON & LUND

- Guide Price: £204,000 - £212,500 Purchasing at 85% of market value.
- Three Bedroom Family Home
- Open-Plan Kitchen/Dining Room
- First Floor Bathroom
- South Facing Rear Garden
- Driveway for Off-Road Parking
- Popular Location of Ashby-de-la-Zouch
- Close to Numerous Amenities
- Council Tax: B // EPC: C
- Freehold

















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Royston & Lund are delighted to present this beautifully maintained three-bedroom end-terrace home, situated in a highly sought-after residential area of Ashby-de-la-Zouch. Offering well-proportioned accommodation throughout, this property is perfectly suited to first-time buyers, young families and those looking to downsize without compromising on quality.

The accommodation begins with an entrance hall leading through to a spacious living room featuring a bay window that floods the room with natural light. To the rear of the property is a separate dining room with French doors opening onto the garden, creating an ideal space for both everyday living and entertaining. The dining room flows through to a well-appointed fitted kitchen offering a range of wall and base units, ample worktop space and room for appliances.

To the first floor are three bedrooms, including a generous principal bedroom, together with two further bedrooms ideal for family members, guests or home working. The accommodation is served by a stylish family bathroom finished to a particularly high standard, featuring contemporary tiling and quality fixtures and fittings throughout.

Externally, the property benefits from a driveway providing off-road parking for multiple vehicles. To the rear is a private south-facing garden, predominantly laid to attractive paving, offering a low-maintenance outdoor space perfect for relaxing, dining and entertaining during the warmer months.

Positioned within easy reach of Ashby-de-la-Zouch town centre, local schools, amenities and excellent transport links, this superb home combines modern living with a convenient and highly desirable location.

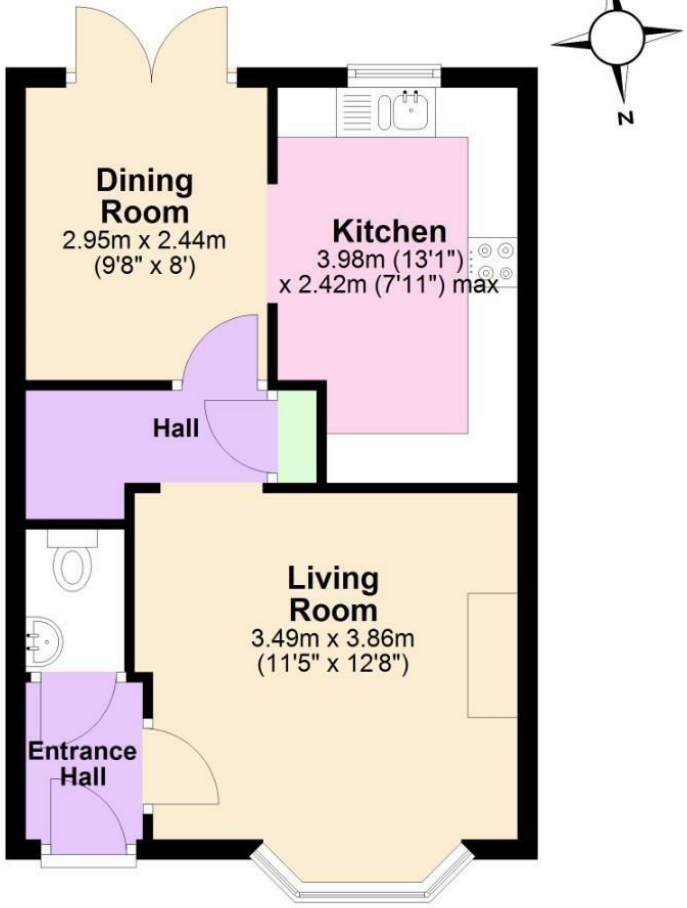
For more Information: https://reports.sprift.com/property-report/?access_report_id=5354961

This property is available to buyers under the section 106 Affordability Scheme for Eligible Local Buyers.

Freehold

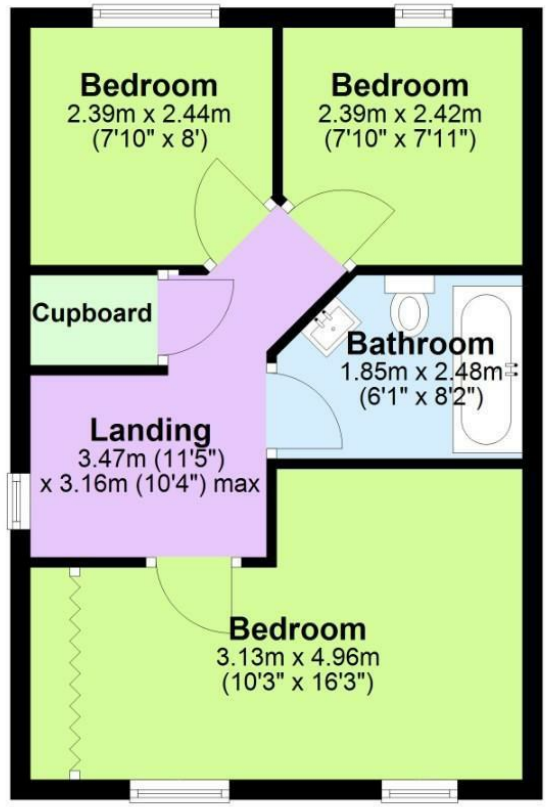
Ground Floor

Approx. 37.8 sq. metres (406.5 sq. feet)



First Floor

Approx. 37.5 sq. metres (403.7 sq. feet)



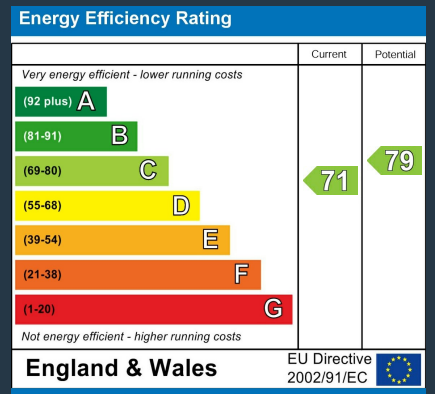
Total area: approx. 75.3 sq. metres (810.2 sq. feet)

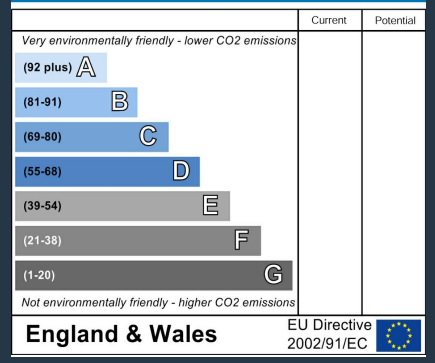
The Property Ombudsman

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EPC





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ROYSTON & LUND