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8 King Richard Way

| LE65 1LD | Guide Price £625,000

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- Guide price: £625,000 - £650,000
- Stunning Open Plan Kitchen/Breakfast Room
- Lawn Garden with Patio Seating Area
- Close to Numerous Amenities
- Council Tax: F // EPC: TBC
- Five-Bedroom, Three Bathroom Family Home
- Principle Bedroom with Spacious En-Suite
- Integrated Double Garage & Driveway
- Popular Location of Ashby-de-la-Zouch
- Freehold





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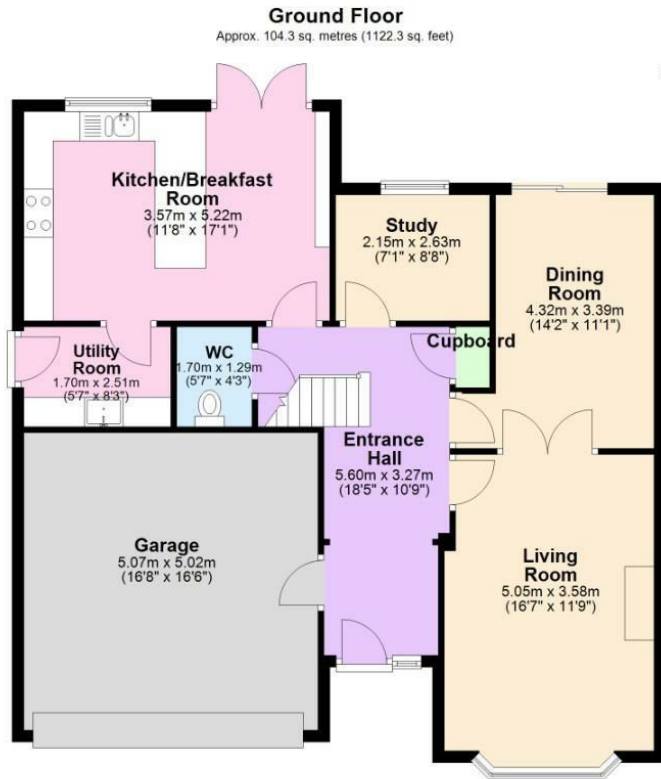
Royston & Lund are delighted to present this substantial and beautifully finished five-bedroom detached family home, situated within the highly sought-after market town of Ashby-de-la-Zouch. Offered to the market with a guide price of £625,000 - £650,000, this impressive property provides spacious and versatile accommodation throughout, perfectly suited to modern family living.

Upon entering the property, you are welcomed into a generous entrance hallway which provides access to the principal ground floor accommodation. The spacious living room offers an elegant yet comfortable setting, complete with double doors opening into a separate dining room, creating an ideal layout for entertaining and family gatherings. The contemporary kitchen/breakfast room is beautifully presented with sleek fitted units, central breakfast island and French doors opening onto the rear garden, while a separate utility room adds further practicality. The ground floor also benefits from a dedicated study, internal access to the integrated garage, useful storage cupboard and a convenient WC.

To the first floor, the property offers five well-proportioned bedrooms arranged around a spacious landing. The impressive principal bedroom benefits from a spacious en-suite shower room, while a second bedroom also enjoys its own en-suite facilities, creating excellent flexibility for guests or growing families. The remaining bedrooms are served by a stylish family bathroom, meaning the property benefits from three bathrooms in total.

Externally, the home continues to impress with a well-maintained lawned rear garden and patio seating area, ideal for outdoor dining and entertaining. To the front, a generous driveway provides ample off-road parking and leads to a double garage.





Total area: approx. 196.0 sq. metres (2109.6 sq. feet)

## 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		

**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		

**England & Wales** EU Directive 2002/91/EC

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