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11 The Mews Potter Street

| DE73 8LQ | Guide Price £300,000

ROYSTON  
& LUND

- Guide Price £300,000 to £325,000
- Spacious Family Bathroom
- Close to Numerous Amenities
- Off-Road Parking
- Council Tax: D // EPC: D
- Two Double Bedroom Cottage
- Sitting Room, Kitchen & Dining Room
- Desirable Area of Melbourn
- Full of Character
- Freehold





\*\*\*Guide Price: £300,000 - £325,000

Royston & Lund are delighted to present this beautifully characterful yet stylishly contemporary two double bedroom Georgian cottage, offered to the market with a guide price of £300,000 - £325,000. Nestled within an attractive setting, this charming property perfectly blends period features with modern finishes, creating a home that is both rich in personality and effortlessly inviting. Ideally located in the popular town of Melbourne.

Inside a spacious entrance hall provides a welcoming introduction to this thoughtfully designed accommodation. Exposed beams, character detailing and elegant proportions run throughout the home, offering warmth and individuality, while the tasteful decor and generous natural light ensure every room feels bright, fresh and modern.

The living room is a wonderfully comfortable retreat, soft neutral tones and large windows create a calm and airy atmosphere. Adjacent to this, the dining room provides an equally impressive space for entertaining or everyday dining, continuing the home's charming aesthetic and flowing seamlessly through to the kitchen.

Positioned conveniently next to the dining room, the kitchen combines practicality with style, featuring sleek cabinetry, contemporary finishes and excellent workspace.

Upstairs, the home offers two generously sized double bedrooms, both beautifully presented and filled with charm, with exposed beams continuing the characterful theme while maintaining a bright and elegant feel. The family bathroom is well-appointed and spacious, serving both bedrooms with modern convenience.





### EPC

#### Energy Efficiency Rating

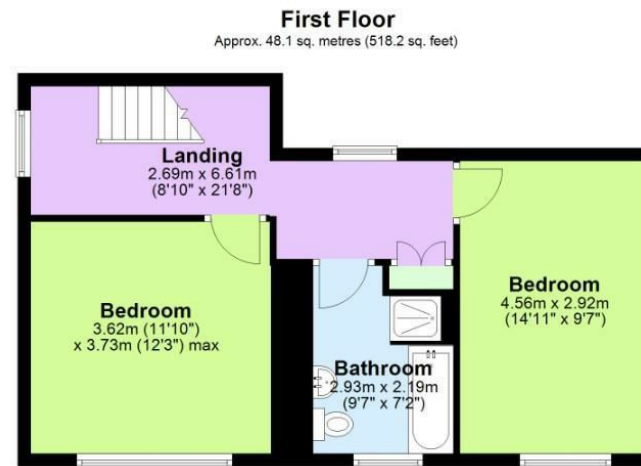
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

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		

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Total area: approx. 100.8 sq. metres (1085.5 sq. feet)

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