



6 Locker Smith Lane

| DE11 8GQ | Asking Price £340,000

ROYSTON  
& LUND



- VENDOR WILL PAY STAMP DUTY FOR A FIRST TIME BUYER
- Four Bedroom Detached Family Home
- Downstairs WC and Utility Room
- Tandem Driveway & Detached Garage
- Freehold ,
- No Upward Chain
- Fully Integrated Kitchen
- West Facing Rear Garden
- EPC Rating B
- Council Tax Band D





VENDOR TO PAY STAMP DUTY FOR A FIRST TIME BUYER

An immaculately presented four bedroom detached family home on a recently built development in the village of Blackfordby. Situated on a quiet cul de sac with access to open green space nearby, this home has off street parking for two cars and a single detached garage to the rear.

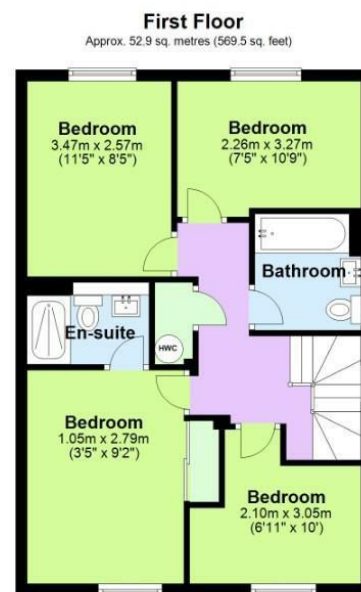
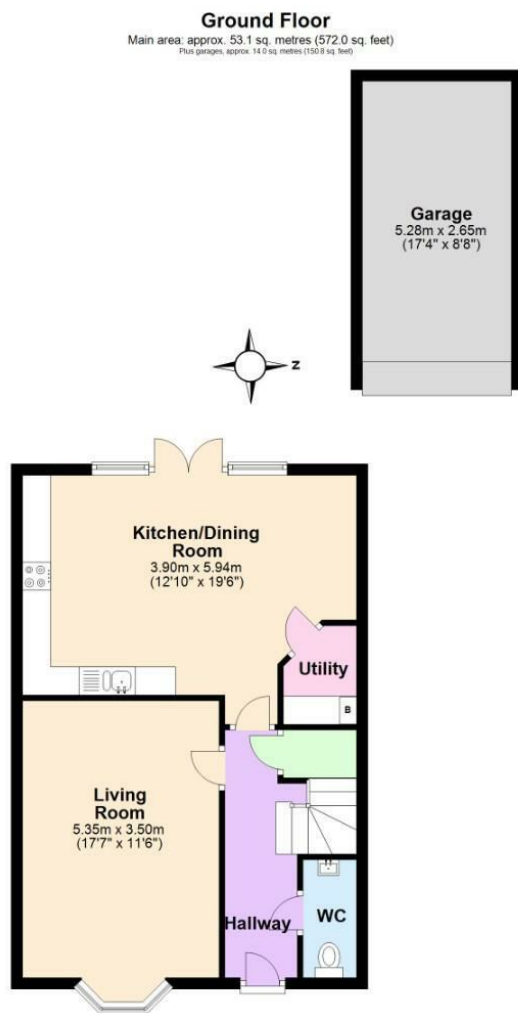
Entering into the hallway that benefits from built in storage and a downstairs WC, there is access into the lounge, kitchen/diner and stairs to the first floor. The kitchen area has a range of fully integrated appliances including a double oven/combi microwave, hob, extractor fan, fridge/freezer, dishwasher and a separate utility room that has space for a washing machine and a dryer.

To the first floor there are three double bedrooms, one single bedroom and a three piece bathroom consisting of a bath with shower overhead, WC and wash basin. The main bedroom has a built in wardrobe, as well as an en-suite shower room. At the rear of the property there is a west facing garden with a patio, lawn, flower bed borders and fenced boundaries.

\*There is an Annual Estate Charge\*







Main area: Approx. 106.1 sq. metres (1141.5 sq. feet)  
Plus garages, approx. 14.0 sq. metres (150.8 sq. feet)

Where every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken of any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
Plan produced using PlanUp.



**EPC**

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>84</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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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