



38 Sankey Drive

| DE11 8HE | Guide Price £325,000

ROYSTON  
& LUND

- Guide Price of £325,000 to £330,000
- Conservatory
- Kitchen with Connecting Dining Room
- Principal Bedroom with En-suite
- EPC Rating - C
- Four Bedroom Detached
- Living Room with Bay Window
- Ground Floor WC
- Double Driveway
- Council Tax Band - D





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Royston & Lund are delighted to present this attractive four-bedroom detached property, offering a well-planned layout and generous family living space.

The living room features a bay window and fireplace, with double doors opening into the dining room, while the connecting kitchen, fitted with wooden cabinetry and a free-standing cooker, connects seamlessly to an airy conservatory. Completing the ground floor are a WC and access to the integral garage.

Upstairs, the principal bedroom benefits from an en-suite shower room, integrated storage, and a versatile front area ideal for a dressing table. A further bedroom also includes built-in storage, while the remaining are well-portioned. The main bathroom is fitted with a shower over bath and another heated towel rail.

Outside, the rear garden combines patio, lawn, and planted borders for an inviting outdoor space. To the front, a double driveway and garage provide off-road parking for multiple vehicles.

This property is well placed for everyday living. The A42 and M42 can be reached quickly, offering fast access to Birmingham, Leicester, Nottingham, and the national motorway network.

Families are well served with Albert Village Primary School within the community and further options such as Ashby De La Zouch schools.

Healthcare is accessible with Woodville Surgery as the nearest GP and Queen's Hospital Burton providing wider medical services. For leisure, residents can enjoy the natural beauty of Albert Village Lake as well as family attractions at Conkers in the National Forest.





## 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 |         |           |
|                                             | 71      | 75        |

England & Wales EU Directive 2002/91/EC

### Environmental Impact (CO<sub>2</sub>) Rating

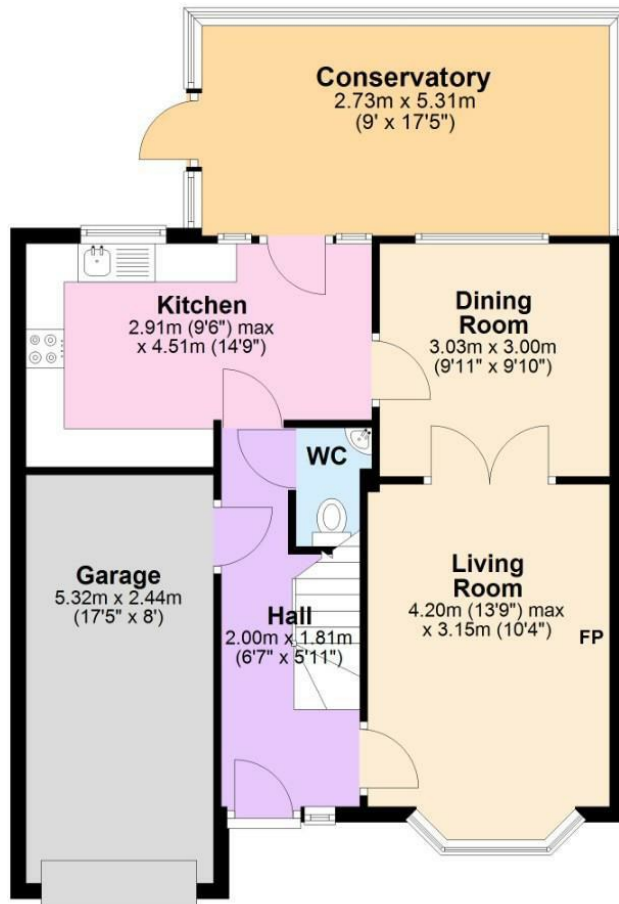
|                                                                 | Current | Potential |
|-----------------------------------------------------------------|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) <b>A</b>                                              |         |           |
| (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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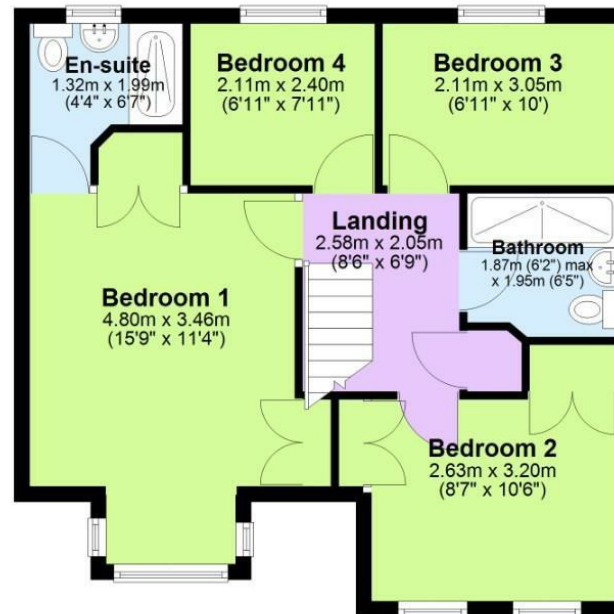
## Ground Floor

Approx. 73.5 sq. metres (791.1 sq. feet)



## First Floor

Approx. 52.6 sq. metres (565.7 sq. feet)



Total area: approx. 126.1 sq. metres (1356.8 sq. feet)

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.