



R & L

2 The Rookery

Heather | LE67 2RP | Guide Price £270,000

ROYSTON  
& LUND

- Three Bedroom Detached
- Refitted Family Bathroom
- Driveway Parking
- South Facing Garden
- EPC Rating - C/ FREEHOLD
- Open-plan Living Room-Diner
- Bright & Welcoming Lounge
- Attached Garage
- Picturesque Village
- Council Tax Band - C





\*\*\*GUIDE PRICE £270,000-£280,000\*\*\*

This delightful home is situated in a Cul-de-Sac location in the quaint village of Heather in the Heart of The National Forest.

This well presented detached three bedroom home is tastefully decorated throughout and has the most desirable private garden, with patio and shrub borders. On entering the home you have a hallway with door to the ground floor cloakroom and having stairs leading to the first floor. The lounge sits at the front of the home and the kitchen and dining room sit at the rear overlooking the garden, both of these spaces are light and airy.

Upstairs, this charming home offers three well-appointed bedrooms, each providing a peaceful escape from the day-to-day. Whether you're a growing family, working from home, or simply need guest accommodation, the layout is both versatile and spacious.

To the front of the property, the private driveway offers convenient off-road parking and leads directly to a single garage, providing secure storage for a vehicle, bikes, garden tools, or even potential workshop space.

The rear garden itself is a true highlight of this home. Thoughtfully landscaped with a generous patio area, it's an ideal spot for al fresco dining, summer barbecues, or simply relaxing with a morning coffee. Mature shrub borders provide privacy and greenery, creating a peaceful outdoor haven with minimal upkeep required.





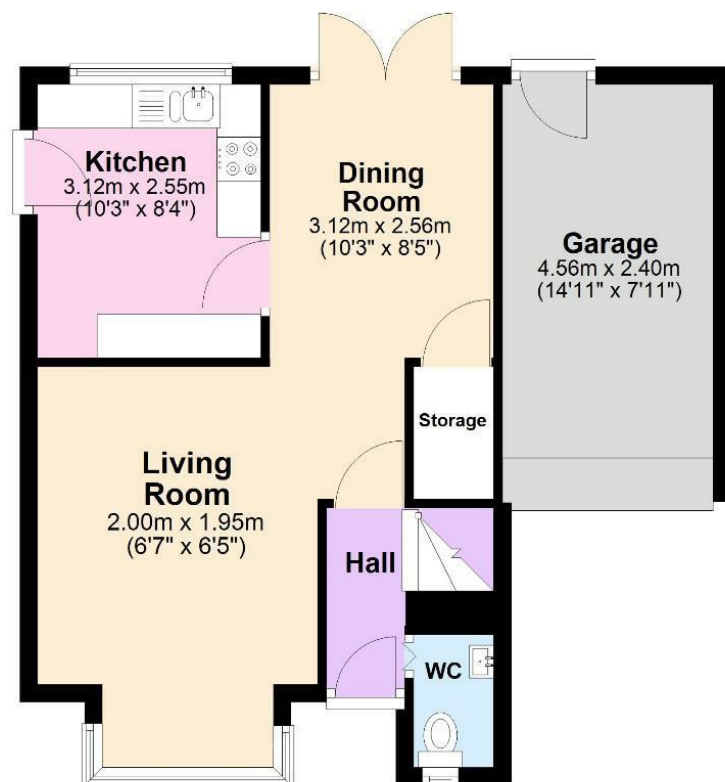
EPC

| Energy Efficiency Rating                                        |         |                         |
|-----------------------------------------------------------------|---------|-------------------------|
|                                                                 | Current | Potential               |
| Very energy efficient - lower running costs                     |         |                         |
| (92 plus) A                                                     |         | 85                      |
| (81-91) B                                                       |         |                         |
| (69-80) C                                                       |         |                         |
| (55-68) D                                                       |         |                         |
| (39-54) E                                                       |         |                         |
| (21-38) F                                                       | 70      |                         |
| (1-20) G                                                        |         |                         |
| 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) A                                                     |         |                         |
| (81-91) B                                                       |         |                         |
| (69-80) C                                                       |         |                         |
| (55-68) D                                                       |         |                         |
| (39-54) E                                                       |         |                         |
| (21-38) F                                                       |         |                         |
| (1-20) G                                                        |         |                         |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |                         |
| England & Wales                                                 |         | EU Directive 2002/91/EC |

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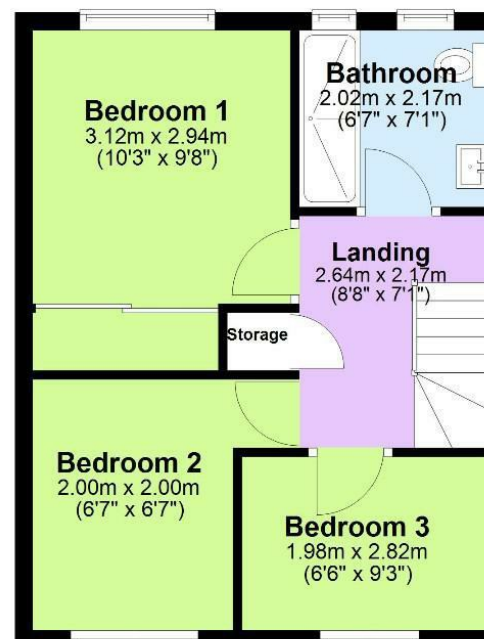
## Ground Floor

Approx. 49.7 sq. metres (535.1 sq. feet)



## First Floor

Approx. 35.6 sq. metres (383.1 sq. feet)



Total area: approx. 85.3 sq. metres (918.2 sq. feet)

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