



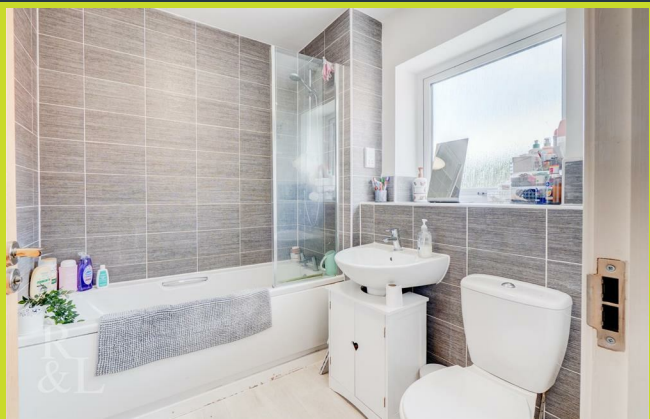
3 Swartling Drive

| DE11 7PE | Asking Price £237,500

ROYSTON
& LUND

- Asking Price £237,500
- Family Bathroom & Downstairs WC
- Lounge with Double Patio Doors to the Rear
- Parking for Two Vehicles
- EPC Rating B
- Three Bedroom Semi-Detached Home
- Kitchen/Diner
- South West Facing Garden
- Council Tax Band
- Freehold





Asking Price £237,500

A lovely three-bedroom semi-detached property in a tucked away cul-de-sac in Woodville adjacent to woods and park walks, perfect for first time buyers.

Entering the property into a bright hallway with stairs to the first floor and downstairs WC. The dual aspect kitchen/diner to left and is a good size; fitted with a range of wall and floor units with built in appliance including an oven and hob. There is also a large storage cupboard. The lounge is also dual aspect with double patio doors to the garden.

The first-floor spacious landing gives access to the three bedroom, the main being a good-sized double with windows to the front and rear, there is a further double bedroom and a larger than average single bedroom currently being used as a home office. The floor is completed by a family bathroom and storage cupboard.

The rear garden aces south/west and is mainly laid to lawn with a patio area ideal for entertaining. There is a driveway, with parking for 2 vehicles.





GROUND FLOOR

Kitchen / Dining area
4.96m x 3.33m

Living Room
5.29m x 2.98m

FIRST FLOOR

Bedroom 1
5.29m max x
2.98m

Bedroom 2
3.65m max x
2.83m

Bedroom 3
3.78m max x 2.16m
max / 1.43m min

Some plots will be handed (mirror opposite) from shown on the floor plan.
Your Sales & Marketing Officer can provide details on those concerned.

(All measurements should be treated as a guide only as taken from a working drawing.)

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EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		

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