



3 Stirling Close

| DE11 9JS | Guide Price £300,000

ROYSTON
& LUND

- Guide Price £300,000 - £325,000
- En Suite shower Room, Family Bathroom and Downstairs WC
- Kitchen/Diner with integrated Appliances
- West Facing Garden
- Council Tax D
- Four Bedroom Detached Family Home
- Large Lounge & Conservatory with Patio Doors to the Garden
- Detached and Attached Carport with Garage Door
- Freehold
- EPC -C





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Royston and Lund are pleased to bring to the market this four bedroom detached family home situated the village of Church Gresley.

Entering the property into the hallways there are stairs tot he first floor and a WC. The kitchen/diner is located to the front of the property with a bay window and is filled with a range of wall and base cabinets with a built in hob and oven. Double doors lead from the hallway into a large lounge with further double doors into a large conservatory with double patio doors to the garden.

The first floor opens into a large landing area with a study are tot he front. The main bedroom benefits form an en suite double shower room. There are two further double bedrooms both with built in wardrobes. There is a further single bedroom. The four piece family bathroom complete the upstairs.

Attached to property is a carport with a garage to the front, a further garage is assessed through carport. The private garden is west facing with a patio area.





Total area: approx. 154.0 sq. metres (1657.9 sq. feet)



EPC

Energy Efficiency Rating

| | Current | Potential |
|---|-----------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 87 |
| (69-80) C | 78 | |
| (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 | | |

England & Wales EU Directive 2002/91/EC

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