



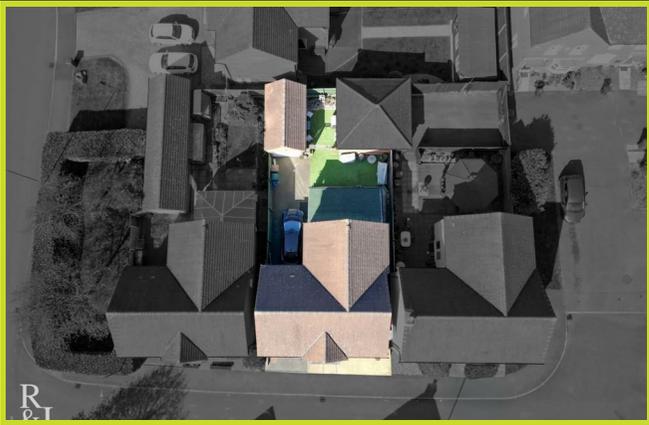
3 Stirling Close

| DE11 9JS | Offers In The Region Of £300,000

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- Offers in the Region of £300,000
- 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





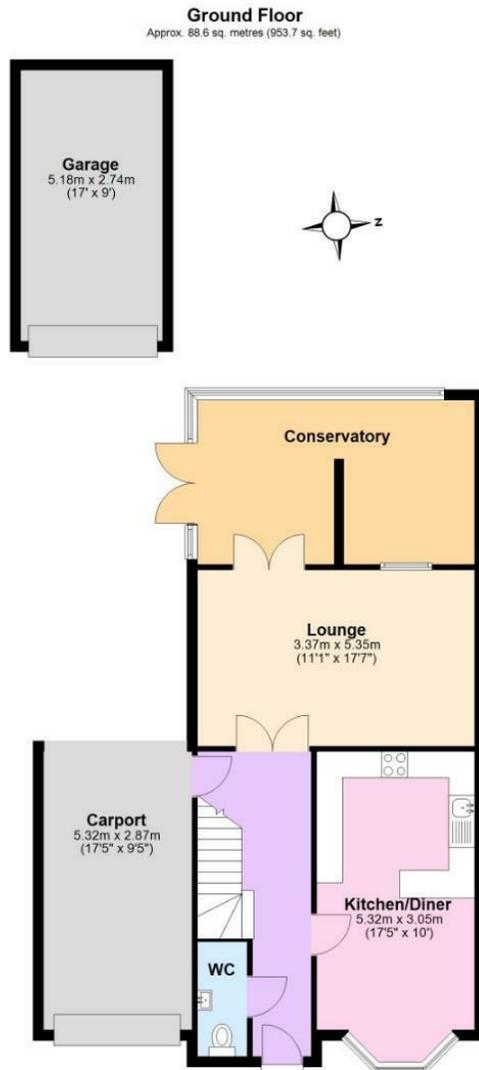
A spacious four bedroom detached family home situated in the village of Church Gresley.

Entering the property into the hallways there are stairs to the 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 at the front. The main bedroom benefits from 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 accessed 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) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>	<b>78</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		
<b>England &amp; Wales</b> 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		
<b>England &amp; Wales</b> 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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