



29 Dawsons Road

| LE12 9SZ | Offers In The Region Of £289,000

ROYSTON  
& LUND



- Three Bedrooms Semi Detached Home
- Conservatory
- Downstairs Shower Room
- Integral Garden Room/Storage Space
- EPC Rating - D
- Ample Off Street Parking For Multiple Cars
- Spacious Rear Garden
- Utility Area
- Short Drive From Numerous Amenities
- Freehold - Council Tax Band - B





Royston and Lund are delighted to bring to the market this three bedroom semi detached house located in Osgathorpe. Situated close by to amenities such as countryside walks and being a short drive from Coalville and Ashby De La Zouch where there are numerous shops, restaurants and pubs, not to mention being in the catchment area well regarded schools and having excellent transport links via the A42.

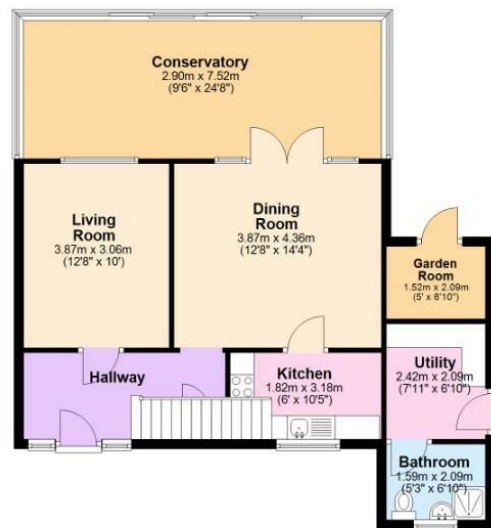
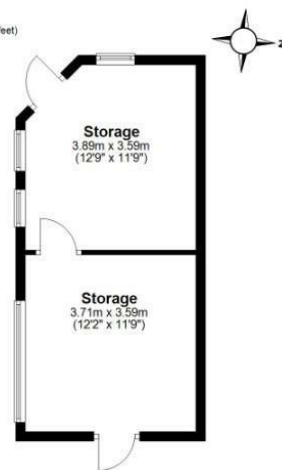
Ground floor accommodation comprises of an entrance hallway that leads into the main reception rooms and stairs to the first floor. The living room is a generous size with an electric fireplace and rear aspect window with borrowed light from the conservatory. The dining room is ample in space granting access to the kitchen and conservatory which in turn leads to the rear garden. The kitchen has integrated appliances such as an oven, hob and extractor fan with room to add further freestanding appliances. Off from the kitchen is a separate utility space providing access to the side of the property and a downstairs three piece shower room.

To the first floor there are three bedrooms. The main bedroom and bedroom two both benefitting from built in storage space. The third bedroom being an over stair single. All bedroom share a three piece shower room.

Facing the property there is ample off street parking due to a long tandem driveway with lawn to the left aspect. To the rear there is a sizeable garden space with shed/storage down the right hand side. The rear further benefits from a decking area to the rear aspect of the plot. The garden as a whole is enclosed by fenced borders.



**Ground Floor**  
Approx. 105.4 sq. metres (1134.0 sq. feet)



Total area: approx. 151.0 sq. metres (1625.3 sq. feet)

**First Floor**  
Approx. 45.6 sq. metres (491.3 sq. feet)



## 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		
	60	71

### 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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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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& LUND**