



14 Masefield Close

| DE12 7EF | Offers In The Region Of £250,000

**ROYSTON
& LUND**

- Sold with No Upward Chain
- Generous Living Room Space
- Recently Modernised Shower Room
- Attached Garage and Car Port
- EPC Rating - D
- Three Bedroom Detached Bungalow
- Modern Kitchen with Integrated Oven Hob & Microwave
- Garden
- Freehold
- Council Tax Rating - C





Offers in Region of £250,000 - No Upward Chain

A three-bedroom detached bungalow offering spacious and well-planned accommodation throughout. Located in a sought after area in the village of Measham; nestled in the heart of the National Forest.

There is an extensively large living room, where a feature electric fireplace creates a cosy focal point and large pane windows flood the space with natural light. The recently fitted, modern kitchen comes with integrated units, including an induction hob, oven and microwave.

There are three bedrooms, two of the three benefit from built in wardrobes. The contemporary three piece shower room is finished with a spotlight mirror, vanity unit and a heated towel rail.

Outside, the rear garden combines patio areas and lawn with established hedges and a small tree, creating a private and versatile outdoor space.

Additional storage is available via an attached garage and car port, accessible from both the front and rear, as well as garden sheds. To the front, the property features a car port and driveway with ample parking for multiple vehicles.



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		68	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) 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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