



Maple Cottage 3 Century Drive

Packington | LE65 1GQ | Offers In The Region Of £310,000

**ROYSTON
& LUND**

- Three Bedroom Terraced Home
- Located in the Heart of the National Forest
- En-Suite to Main Bedroom
- Carport + Parking
- Council Tax Band C
- Immaculately Presented
- Kitchen Diner and Lounge
- Downstairs WC
- EPC Rating B
- Freehold





An immaculately presented three bedroom home in Packington. Offered to the market in show home condition; benefiting from off street parking and a carport, this property is ready to move into. Packington. Located in the Heart of the National Forest; the property is nestled within vast countryside - perfect for nature lovers.

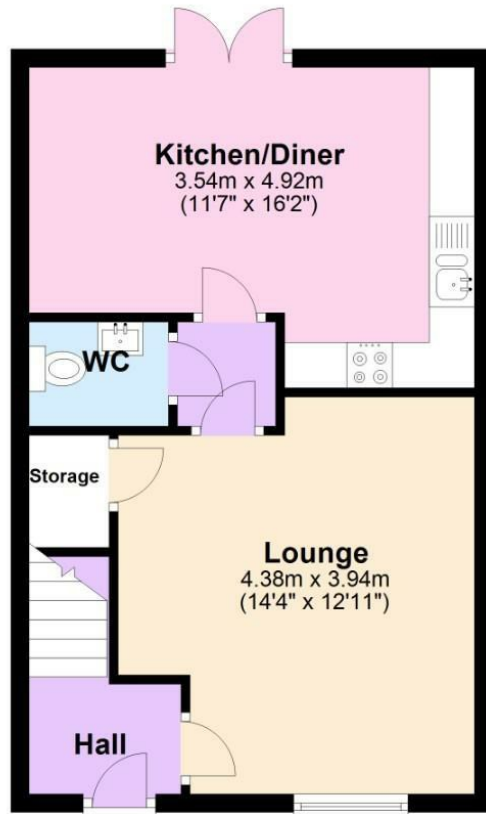
Entering into the hallway, there is access into the lounge and stairs to the first floor. The lounge benefits from an understairs storage cupboard and allows access through to the inner hall and downstairs WC. To the rear of the property there is a kitchen diner that has an integrated kitchen area with space for a freestanding washing machine.

To the first floor, there are three well-proportioned bedrooms and a three piece bathroom consisting of a bath with an overhead shower, Wc and wash basin. The main bedroom benefits from built-in wardrobes and an en-suite shower, while there is also built in storage to the third bedroom.

To the rear of the property, there is an enclosed garden with a patio, lawn and fenced boundaries.

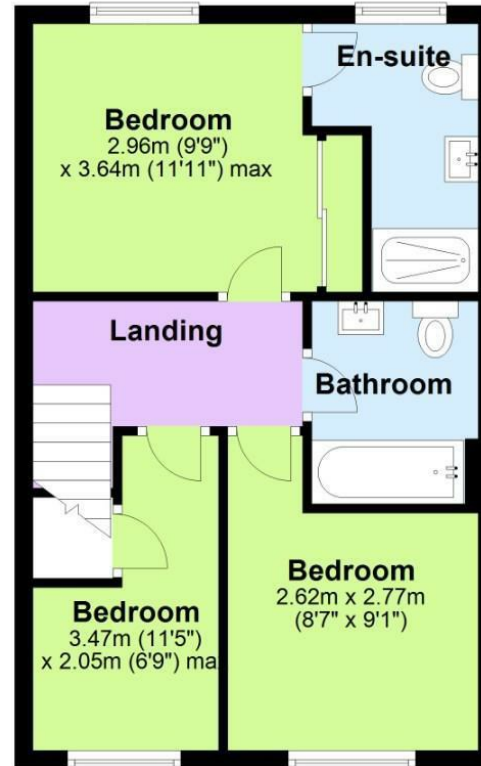
Ground Floor

Approx. 39.4 sq. metres (424.5 sq. feet)



First Floor

Approx. 39.1 sq. metres (420.8 sq. feet)



Total area: approx. 78.5 sq. metres (845.3 sq. feet)

Where every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken of any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Plan produced using PlanUp.



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			97
(81-91) B		85	
(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 (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	

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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