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30 Manor Road

| LE67 2RA | Guide Price £260,000 - £270,000

ROYSTON  
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- Guide Price £260,000 - £270,000
- Freehold
- Kitchen with Adjacent Dining Room
- Generous Garden Length
- EPC Rating - NA
- Three Bedroom Detached
- Ample Size Living Room
- Detached Garage
- Plenty Of Off-Road Parking
- Council Tax Band - C







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Nestled in a quiet and desirable location, this delightful three-bedroom detached residence offers comfortable family living with a blend of traditional charm and practical space.

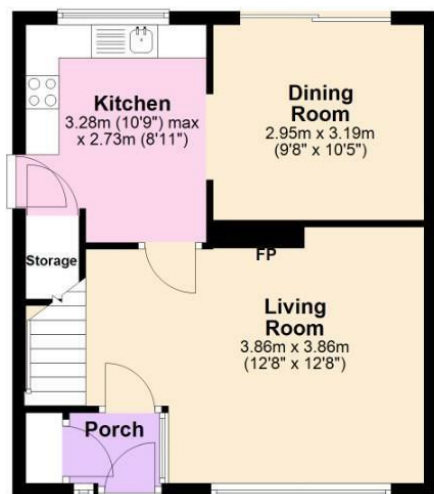
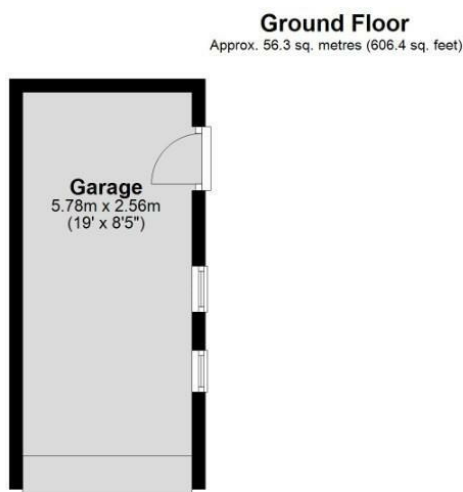
Step through the front door and through the porch to the heart of the home - a spacious living room, perfect for relaxing or entertaining, featuring a cozy fireplace and brick decor that adds warmth and character. Connecting is a classic-style kitchen, complemented by an adjacent open-plan dining room—ideal for family meals or hosting guests, with a seamless flow of space and light.

Upstairs, you'll find three well-appointed bedrooms, each offering a peaceful retreat, along with a family bathroom thoughtfully laid out for convenience and comfort.

Outside, the property truly shines with a generous garden, lovingly maintained and adorned with several beautiful rose plants. A greenhouse provides a great opportunity for gardening enthusiasts. The detached garage and long driveway can accommodate multiple vehicles, offer practicality whilst a tall gate offers additional security.

Local amenities include, nearby schools, green spaces, and walking routes all on your doorstep, making this home not only a tranquil haven but also a highly convenient base for everyday living. Whether you're a growing family or simply seeking a peaceful lifestyle with access to essential amenities, this charming property combines location, character, and functionality to create a truly inviting place to call home.





**First Floor**  
Approx. 41.5 sq. metres (447.2 sq. feet)



Total area: approx. 97.9 sq. metres (1053.5 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>                            | 66      | 73        |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |

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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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