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44 Spring Avenue

| LE65 2RB | Guide Price £475,000

ROYSTON  
& LUND



- Guide Price £475,000 - £495,000
- NO UPWARD CHAIN
- Four-bedroom detached Home
- Central Island
- Stylish Family Bathroom
- Utility Room
- Ground Floor WC
- EV Charger
- Council Tax E // EPC B
- Freehold







Guide Price £475,000 - £495,000

**\*\* NO UPWARD CHAIN\*\***

This beautifully presented four-bedroom detached home offers spacious, contemporary living throughout and is perfectly suited to modern family life.

Upon entering the property, you are welcomed by a generous entrance hall leading to a well-proportioned living room, ideal for relaxing and entertaining. To the rear, the heart of the home is the impressive open-plan kitchen/dining room, finished to a high specification with sleek cabinetry, integrated appliances, and a central island. Flooded with natural light from large windows and patio doors, this space provides a bright and airy setting with direct access to the garden, perfect for both everyday living. A convenient utility room and ground floor WC complete the downstairs accommodation.

Upstairs, the property comprises of four well-sized bedrooms, including a spacious principal bedroom benefiting from a modern en-suite. The remaining bedrooms are served by a stylish family bathroom, offering both comfort and practicality.

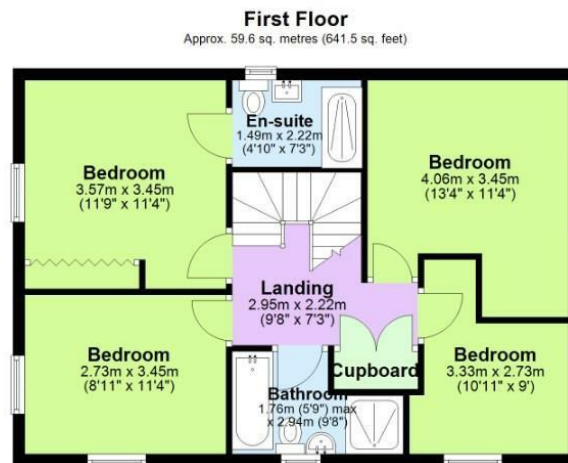
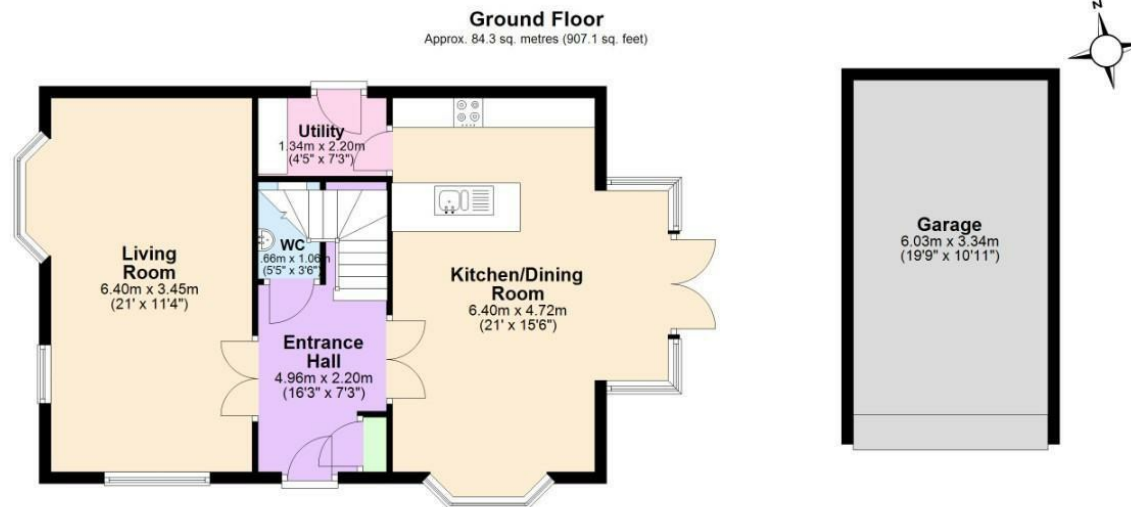
Externally, the property benefits from a private rear garden with remote control uplighting and a detached garage, providing additional storage or parking. The property also benefits from an EV charging point.

This stunning home combines generous proportions with a light-filled interior and high-quality finishes throughout, making it an ideal choice for families seeking a turnkey property in a desirable setting.

For More Information; [https://reports.sprift.com/property-report/?access\\_report\\_id=5160934](https://reports.sprift.com/property-report/?access_report_id=5160934)

**\*\*Annual Service Charge Applies \*\***





Total area: approx. 143.9 sq. metres (1548.6 sq. feet)



**EPC**

**Energy Efficiency Rating**

|                                             | Current   | Potential |
|---------------------------------------------|-----------|-----------|
| Very energy efficient - lower running costs |           |           |
| (92 plus) <b>A</b>                          |           | <b>94</b> |
| (81-91) <b>B</b>                            | <b>85</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 |           |           |

**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 |         |           |

**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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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