



Apple Tree Cottage, 2A Pisca Lane

| LE67 2QG | Guide Price £270,000

ROYSTON
& LUND

- Two Bedroom Detached
- Modern, Ample Size Kitchen Space
- Multiple Velux Windows
- Well Kept Tree & Shrub Borders
- EPC Rating - B
- Integrated Kitchen Appliances
- Downstairs WC
- South-Facing Garden
- Own Driveway
- Council Tax Band - C





GUIDE PRICE £270,000 - £280,000

This charming cottage offers a blend of rustic appeal and modern comfort. Adjacent to a beautiful old chapel adorned with intricate stained-glass windows. A private driveway welcomes you, leading to a delightfully lush garden bordered by mature trees and flowering shrubs.

With a cosy living room that invites you to unwind. Natural light streams through the Velux windows, enhancing the sense of space and creating a bright, inviting atmosphere throughout. The kitchen is thoughtfully fitted with modern integrated units, balancing style and functionality — perfect for home cooking or entertaining guests. The entire downstairs area benefits from underfloor heating, adding a touch of luxury and ensuring comfort year-round.

Upstairs, a charming spindle staircase leads to two generously sized bedrooms, each with ample space and light, continuing the cottage's theme of comfort and calm. The soft architectural features, such as gentle ceiling slopes and natural wood accents, make these rooms feel both airy and intimate.





EPC

Energy Efficiency Rating

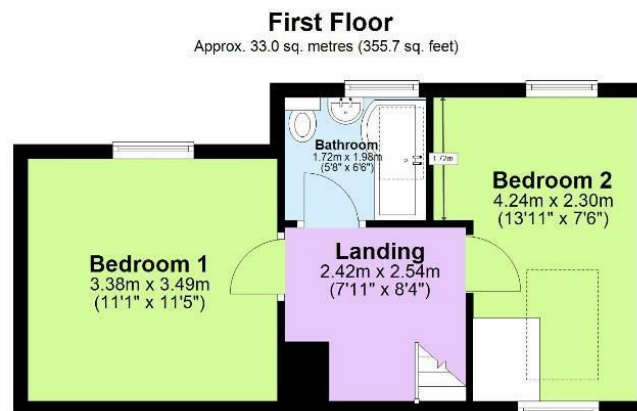
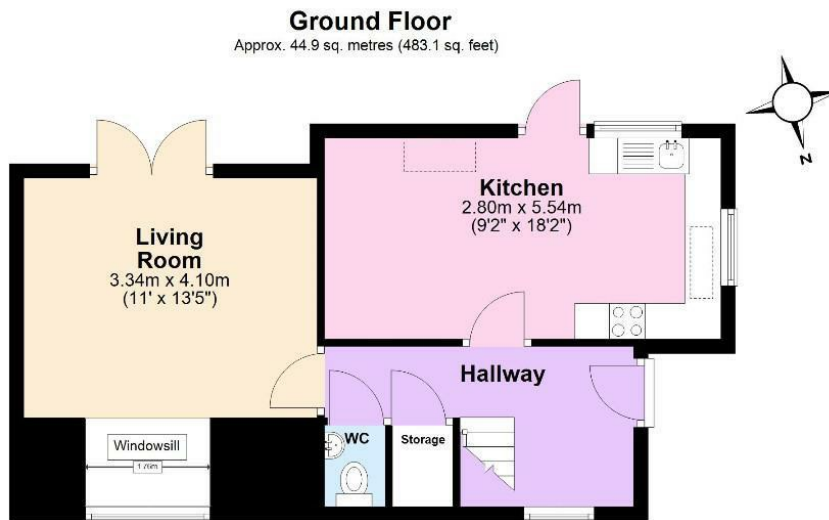
| | Current | Potential |
|---|-----------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 95 |
| (81-91) B | 83 | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) 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



Total area: approx. 77.9 sq. metres (838.8 sq. feet)

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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