

SUPERIOR HOMES

ROYSTON & LUND



29 Elm Grove

| DE12 6HH

Offers In The Region Of £230,000

Royston & Lund are delighted to present this four-bedroom semi-detached property.

The living room provides a warm and inviting space, complete with a characterful fireplace, built-in shelving, and a charming bay window that allows plenty of natural light.

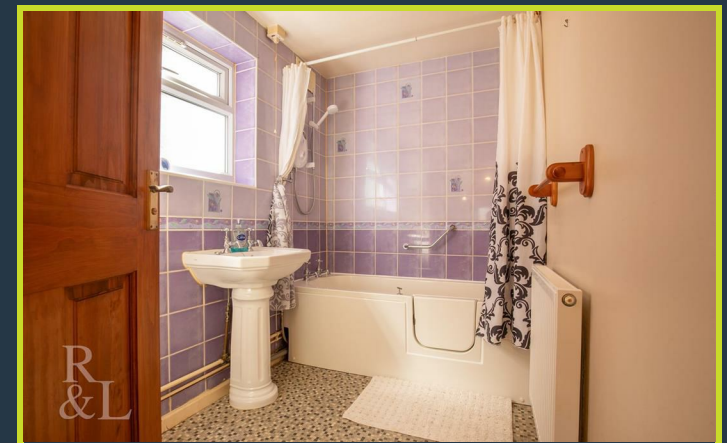
Straight ahead, the ground floor also hosts a family bathroom with a walk-in bath and WC. The generously sized kitchen to the rear benefits from a large panel skylight, creating a bright, airy space perfect for cooking and dining. Just off the kitchen, there are convenient storage options leading to the rear of the property.

Step outside to a patio garden, ideally positioned to enjoy the south-west facing aspect, perfect for afternoon sun and outdoor entertaining.

Upstairs, you'll find four bedrooms of generous proportions, offering flexible living arrangements for families, guests, or home office use.

To the front of the property, there is a slabbed area with planted borders adding a touch of greenery, while on-street parking is available.

For further information, please see our key facts for buyers.





- Guide Price of £230,000 - £240,000
- Four Bedroom Semi-Detached
- Living Room with Fireplace/Bay Window
- Ground Floor Bathroom/WC
- Generously Sized Kitchen
- Storage Options
- On-Street Parking
- South-West Facing Garden
- EPC Rating - C / Freehold
- Council Tax Band - C





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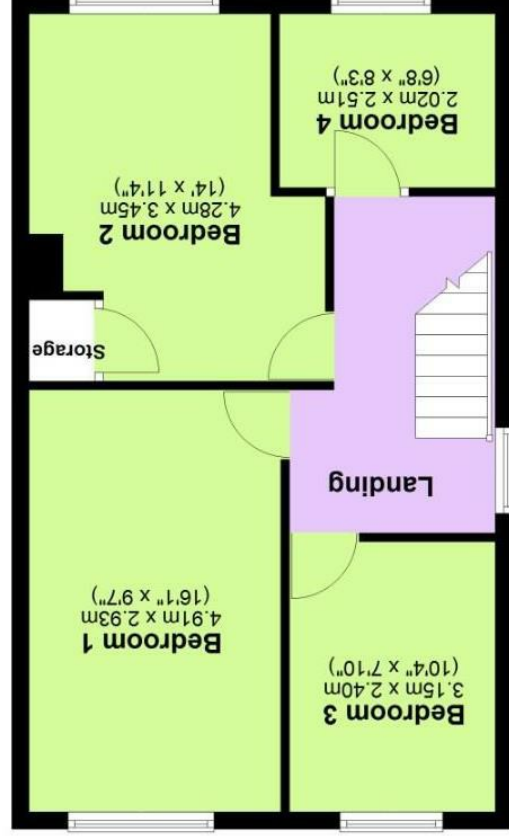


Environmental Impact (CO₂) Rating	
Very environmentally friendly - lower CO₂ emissions	Very environmentally friendly - higher CO₂ emissions
(92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G	(92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G
Current	Potential
EU Directive 2002/91/EC	
England & Wales	
Energy Efficiency Rating	
Very energy efficient - lower running costs	Not energy efficient - higher running costs
(92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G	(92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G
Current	Potential
EU Directive 2002/91/EC	
England & Wales	
Energy Efficiency Rating	



Tel: 01530 443 443

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Total area: approx. 111.2 sq. metres (1196.9 sq. feet)

