



R
&L

2 Herbert Drive

Hartshorne | DE11 7FH | Guide Price £280,000

ROYSTON
& LUND

- Guide Price: £280,000 - £290,000
- Two Bathroom with First Floor WC
- Master Bedroom with En Suite Shower
- Close to Numerous Amenities
- Tax Band: C
- Four Bedroom Family Home
- Modern Kitchen/Diner with Built-in Appliances
- Single Garage and Driveway for Multiple Vehicles
- EPC: B
- Freehold





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Royston & Lund are delighted to present this exceptional four-bedroom semi-detached family home, ideally located on the outskirts of Swadlincote. Offering generous living space and ready for immediate occupation, this property is perfectly suited to modern family living.

The property opens into a welcoming entrance hallway, providing access to a contemporary kitchen/diner, a convenient ground floor WC, and a spacious living room to the rear. A staircase leads to the first floor.

The modern kitchen/diner is well-appointed with ample storage and workspace, alongside integrated appliances including an oven, hob, fridge/freezer, washing machine and dishwasher. To the rear, the living room is filled with natural light and offers a comfortable setting for everyday living, with patio doors opening directly onto the garden and patio area.

On the first floor, the landing leads to two well-proportioned bedrooms, a family bathroom, and a versatile smaller bedroom - ideal as a home office or guest room. The bathroom is fitted with a bath and overhead shower, designed with practicality in mind.

The second floor is dedicated to the impressive master suite, featuring a spacious bedroom with a charming gable window and excellent storage potential. A private en-suite shower room benefits from a skylight, enhancing the sense of space and natural light.

Externally, the rear garden is a mixture patio slabs, flower beds and lawn with fenced boundaries, providing a secure and private space for outdoor enjoyment. The property also benefits from a single garage and a driveway offering off-road parking for at least two vehicles.

For More Information: https://reports.sprift.com/property-report/?access_report_id=5119193

Please note annual service charge may apply



EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

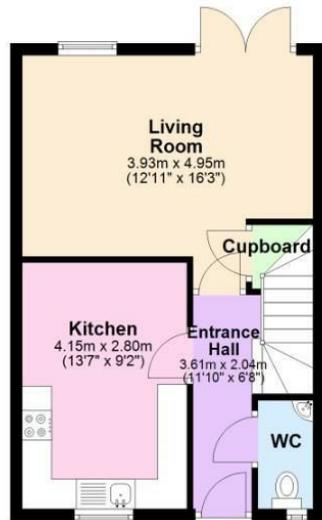
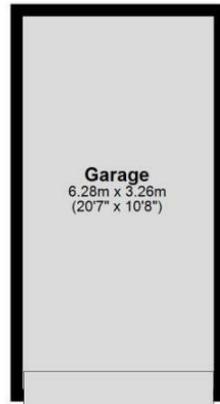
England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

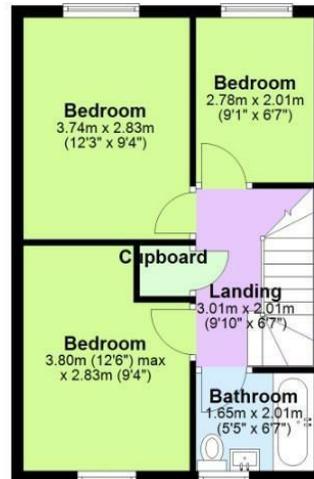
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC

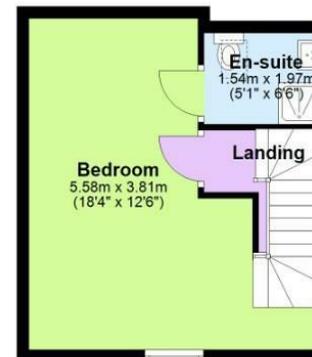
Ground Floor
Approx. 58.2 sq. metres (627.0 sq. feet)



First Floor
Approx. 37.8 sq. metres (406.7 sq. feet)



Second Floor
Approx. 27.1 sq. metres (291.7 sq. feet)



Total area: approx. 123.1 sq. metres (1325.3 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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