



24 Burton Road

| DE12 7NH | Guide Price £230,000

ROYSTON
& LUND

- Guide Price £230,000 to £240,000
- Sizeable Living Room
- Fitted Wardrobes
- Detached Garage
- EPC Rating - D
- Three Bedroom Semi-Detached
- Garden Room
- Generous Plot of Land
- Own Driveway
- Council Tax Band - B / Freehold





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This delightful property offers a spacious and versatile layout, perfect for comfortable family living and entertaining. The ground floor features a bright and airy open-plan living room and dining area, seamlessly connected to a garden room that brings in an abundance of natural light and provides views of the garden. A traditional kitchen sits just off the main living space, offering both charm and practicality with ample storage and worktop space.

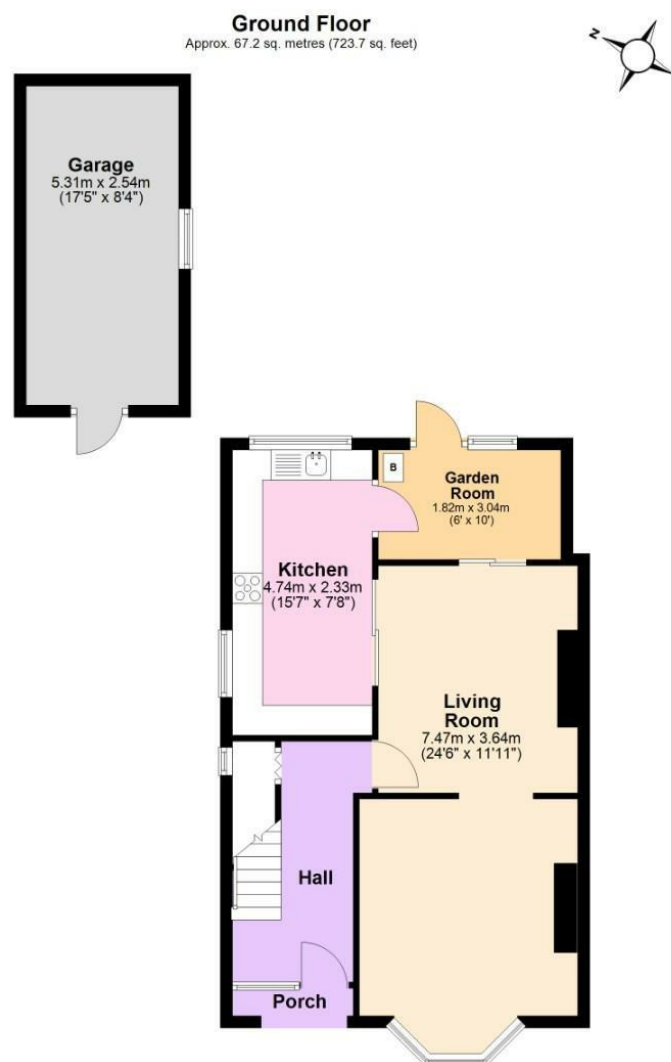
Upstairs, the home boasts three well-appointed bedrooms, each offering a comfortable retreat, along with a family bathroom to serve the household.

Outside, the property enjoys a generous plot, with a substantial garden offering plenty of space for outdoor activities, gardening, or future potential. To the front, a private driveway provides off-road parking, and a detached garage adds further convenience for storage or vehicle use.

Combining classic features with modern flow, this home is perfect for those seeking space, charm, and practicality in a well-connected location.

**washing machine, greenhouse and other bits subject to separate sale





Total area: approx. 110.2 sq. metres (1186.5 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.



EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	56	71

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		

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