



2 Brickworks Lane

| LE67 8AQ | Offers In The Region Of £290,000

ROYSTON
& LUND

- Offer's In The Region Of £290,000
- Kitchen/Diner With Integrated Appliances and Patio Doors to the Garden
- Downstairs WC, En Suite And A Family Bathroom
- Rear Enclosed Garden
- Council Tax Band B
- Three Bedroom Semi Detached Home
- Dual Aspect Lounge
- Driveway For Two Cars
- EPC Rating B
- Freehold





Offers in the Region of £290,000

Royston & Lund are delighted to bring to the market a this immaculately presented three bedroom semi-detached home, tucked away in a quiet cul-de-sac in the popular village of Newbold Coleorton.

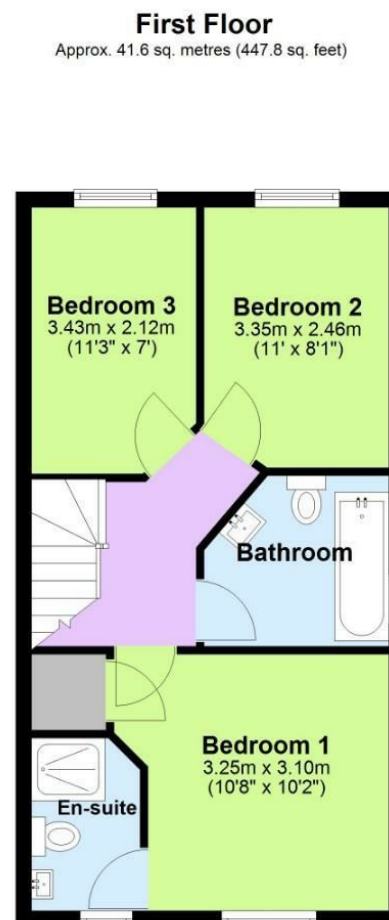
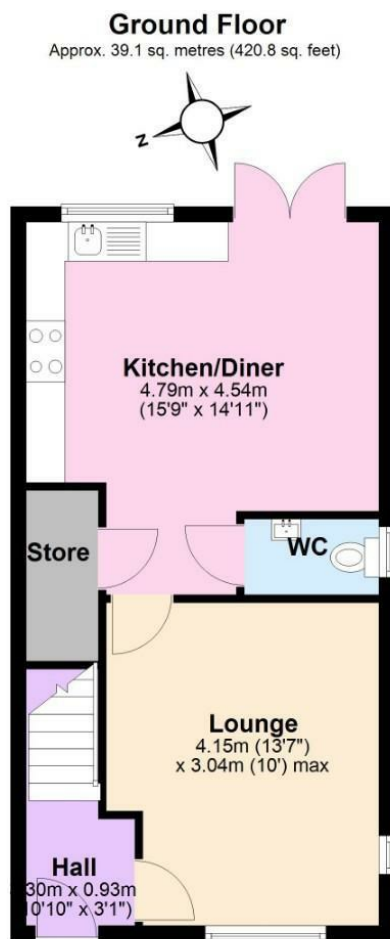
Upon entry, you're welcomed into the hallway with stairs to the first floor. A door leads you into to a bright and comfortable dual aspect lounge to the front of the property. The modern kitchen/diner with integrated appliances, versatile storage cupboard and double patio doors that open out to a private, enclosed rear garden. There is also a downstairs WC.

The first floor offers three bedrooms, the main bedroom with a three piece en suite shower room and built in storage. The two further double bedrooms to rear and a family bathroom completes.

The private rear garden is south east facing and mainly laid to lawn with a patio area ideal for entertaining. The driveway with space for two vehicles and gated access to the rear garden.

Service Charge; Approx. £323.67 Per Annum.





Total area: approx. 80.7 sq. metres (868.6 sq. feet)



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	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 (CO ₂) 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		

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