

77 School Lane |LE65 2RJ | Guide Price £400,000 ROYSTON & LUND

- Guide Price £400,000
 Four Bedroom to £410,000
 - Detached Home
- The Rear Elevation
- Large Kitchen Diner toLounge With Bay Window To The Front
- Four Bedrooms & Family Bathroom To The First Floor
- Garden-Utility
- Garage & Driveway
- Council Tax Band

Freehold

EPC Rating B

















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Built by the popular developer Davidsons Homes on the Ashby Gardens development this four bedroom family home has great curb appeal. Tucked off the main thoroughfare with one other home this is a quiet location. Entering the home you are greeted by a good sized entrance hall with doors to the ground floor rooms. Having a convenient ground floor cloak room with wc, Lounge with bay window to the front elevation and large kitchen dining area to the rear with a beautiful square bay with French doors to the garden. The kitchen also benefits from a separate utility room with plumbing for white goods.

Upstairs you have a spacious landing leading to four bedrooms with the principle bedroom having an en suite shower room. In addition to this floor is a family bathroom.

To the front of the home is small frontage, driveway leading to a single garage.

Please get in touch to book your own personal tour.

There is an Annual Estate Charge

Ground Floor Approx. 75.5 sq. metres (812.9 sq. feet) Garage 5.88m x 3.12m (19'3" x 10'3") Kitchen/Diner 5.60m x 4.61m (18'4" x 15'1") Utility Lounge

First Floor
Approx. 52.5 sq. metres (564.6 sq. feet)

Bedroom 3
2.53m x 3.17m
(8'4" x 10'5")

Bathroom
2.01m x 2.15m
(6'7" x 7"+")

En-suite

Bedroom 1
3.73m x 2.82m
(12'3" x 9'3")

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3.73m x 2.82m
(12'3" x 9'3")

Total area: approx. 128.0 sq. metres (1377.5 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 firms employment has the authority to make or give any representation or warranty in respect of the property.







EPC



