



7 Swallow Road

| DE11 7QE | Offers In The Region Of £240,000

ROYSTON
& LUND

- Offers in the Region of £240,000
- Living Room - Bay Window / Fireplace
- Modernised Bathroom
- Detached Garage
- Council Tax Band - B
- Three Bedroom Detached Home
- Kitchen - Spotlights / Neutral Cabinetry
- Decking / Turf Garden
- EPC Rating - D
- Freehold





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Entering through the porch there are stairs to the first floor and a door into the good sized living room, complete with a central fireplace and a characterful bay window that floods the space with natural light. Double doors lead seamlessly through to a modern kitchen, where you'll find neutral cabinetry, sleek gloss white wall tiling, and spotlights for a contemporary finish. From here, a pair of French doors open out onto a ample size garden featuring a mix of decking and turf. Just around the corner, there's a generous-sized shed and convenient side-door access to the detached garage.

Upstairs, the home offers three well-proportioned bedrooms. One of these includes a large, freestanding wardrobe (*available by separate negotiation), while the updated family bathroom boasts black sanitary ware, including a stylish heated towel rail for a modern touch.

Design details continue throughout the property, with shaker-style paneling in the main bedroom, across the landing, and down the staircase, adding texture and visual interest.

To the front, there's off-road parking for two vehicles ,to the rear is a south east facing low maintenance garden.

****Newly installed boiler with a 12 years warranty ****





EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	67	
(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

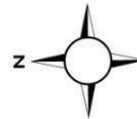
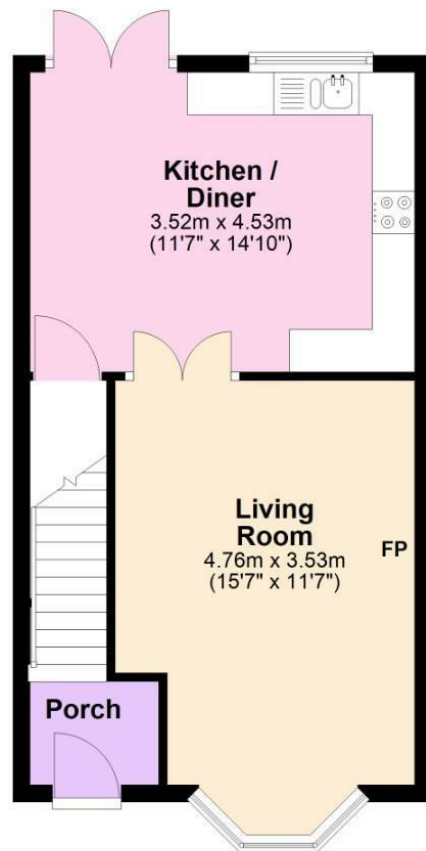
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

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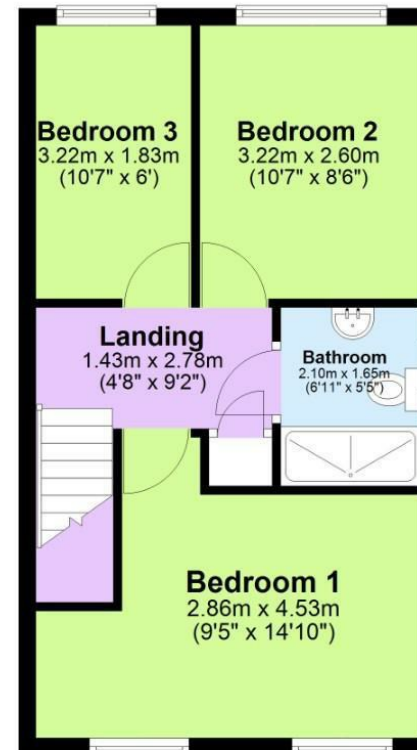
Ground Floor

Approx. 52.0 sq. metres (559.9 sq. feet)



First Floor

Approx. 38.0 sq. metres (408.6 sq. feet)



Total area: approx. 90.0 sq. metres (968.5 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.