



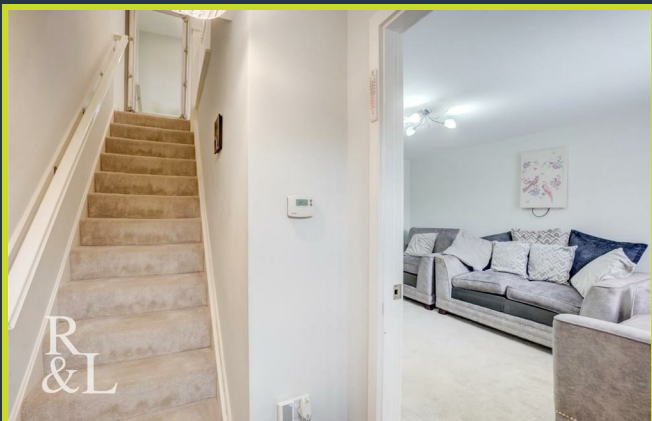
22 Catlow Street

Hugglescote | LE67 2JF | Guide Price £250,000

ROYSTON
& LUND

- Guide Price: £250,000 - £260,000
- Kitchen/Dining Room with Patio Doors
- Driveway for Multiple Vehicles
- Convenient Ground Floor WC
- EPC: B
- Three bedroom Family Home
- Modern Development in Hugglescote
- Lawned Rear Garden
- Council Tax: B
- Freehold





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Situated on a modern development in the popular village of Hugglescote, this this beautifully presented three bedroom semi-detached family home is ideally located close to local amenities, well-regarded schools and excellent transport links. This property is perfectly suited to first-time buyers, growing families or professionals alike.

Ground floor accommodation comprises an entrance hall with stairs leading to the first floor, a spacious living room to the front elevation and a stylish kitchen/dining room fitted with a range of modern base and wall units, integrated appliances and ample dining space. French doors open directly onto the rear garden, creating the perfect space for entertaining, while a convenient ground floor WC completes the accommodation.

To the first floor are three well-proportioned bedrooms, with the principal bedroom positioned to the rear enjoying pleasant views over the garden. The remaining two bedrooms offer versatile accommodation for children, guests or a home office and are all served by a contemporary four-piece family bathroom comprising a separate shower, bath, wash basin and WC.

Externally, the property benefits from a driveway providing off-street parking for two vehicles to the front. To the rear is a private enclosed garden featuring a patio seating area leading onto a well-maintained lawn, offering an ideal space for outdoor dining and family enjoyment. The garden also benefits from gated shared side access.

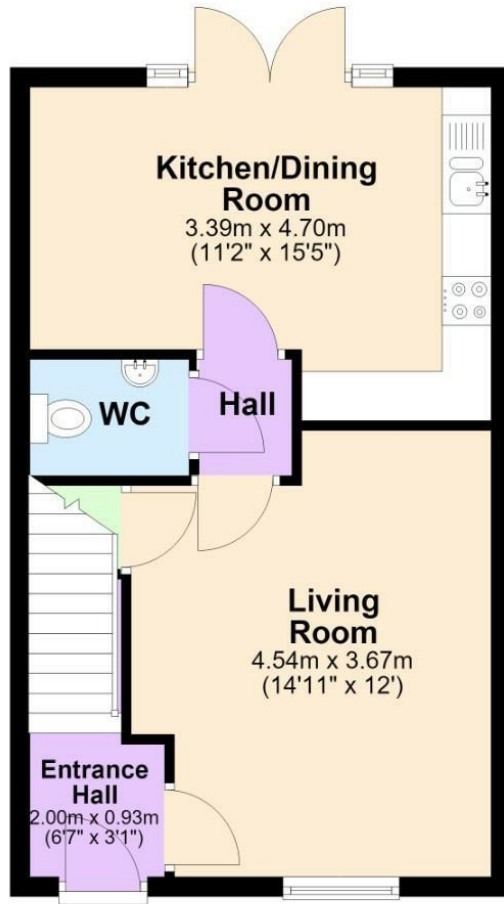
**Buyers Note – Property subject to Estate Fee. Please enquire for further details.

For more information: https://reports.sprift.com/property-report/?access_report_id=5425161

Freehold

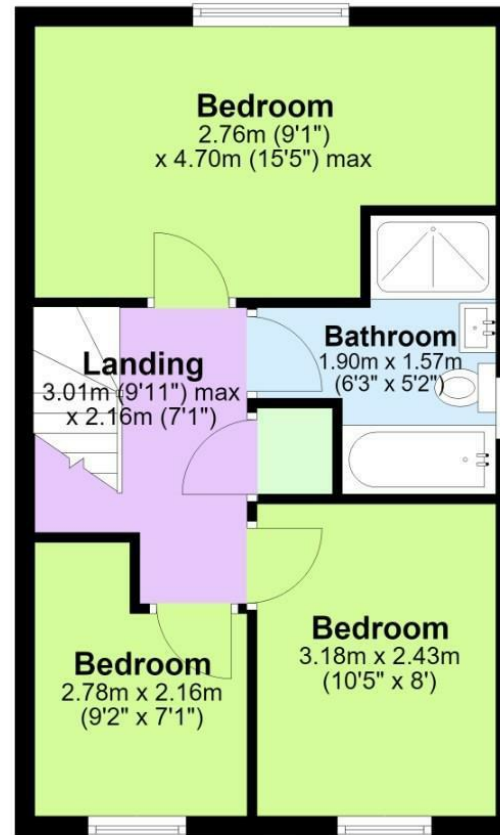
Ground Floor

Approx. 37.7 sq. metres (406.1 sq. feet)



First Floor

Approx. 37.7 sq. metres (406.1 sq. feet)



Total area: approx. 75.5 sq. metres (812.2 sq. feet)



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(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 (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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