

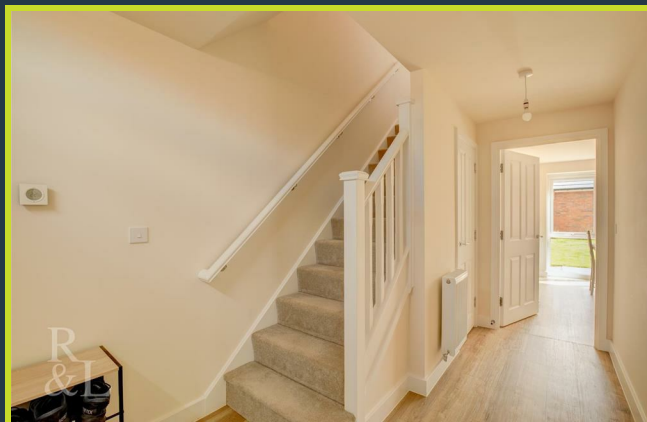


6 Woolley Avenue

| LE67 2NR | Offers In The Region Of Offers in the Region of £325,000

ROYSTON
& LUND

- Offers in the Region of £325,000
- Kitchen-Diner Set Up with Integrated Units
- Fitted Wardrobes
- Patio and Lawn
- EPC Rating - B
- Three Bedroom Semi-Detached
- Ground Floor WC
- En-suite Bathroom
- Detached Garage/Off-Road Parking
- Freehold - Council Tax Band - D





Offers in the Region of £325,000

Royston & Lund are delighted to present this three-bedroom detached property. Upon entering, you're welcomed into a open hallway. Immediately to the right, the living room features two large windows, flooding the space with natural light.

Continuing through the hallway, you'll find the stylish kitchen-diner at the rear of the property. French doors, flanked by full-height glass panels, open out to the garden and allow even more light to pour in. The kitchen itself is fitted with sleek integrated appliances, including a fridge, oven, gas hob, and extractor fan. Neutral-toned cabinetry and worktops create a seamless and modern finish. A convenient utility room and a ground floor WC are also located off the kitchen area.

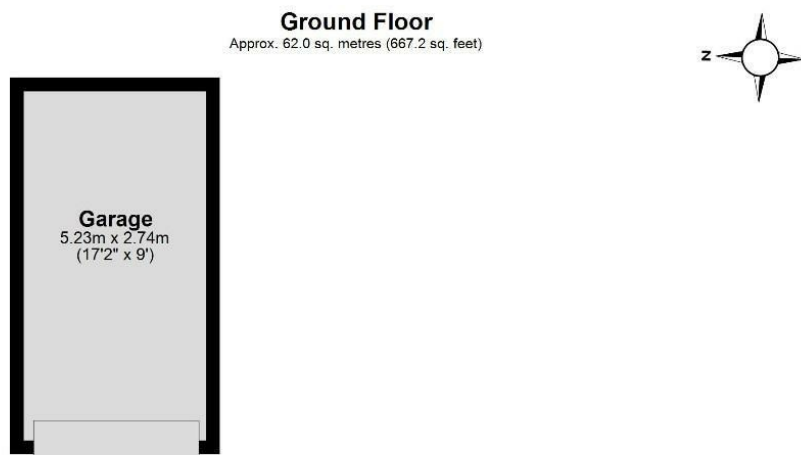
Upstairs, the home offers three well-proportioned bedrooms. The principal bedroom benefits from fitted wardrobes and its own private en-suite, complete with a contemporary walk-in shower. The additional bedrooms are serviced by a modern family bathroom featuring a bath with shower-over setup.

To the rear, the property boasts a private garden with a mix of patio and lawn areas. A detached garage adds a degree of privacy from neighbouring properties, while also providing useful storage. Parking is ample, with a driveway accommodating two vehicles and an additional bay space to the front for extra convenience.

Curb appeal is enhanced by a thoughtfully planted front garden and attractive rendered brickwork. Decorative architectural details above the windows and front door complete the stylish exterior.

In a quiet and friendly area of Hugglescote, the home has easy access to the M1 and A511, and there are regular buses through the village. It's a great location with schools, shops, green space, and transport all close by.





Total area: approx. 109.7 sq. metres (1180.3 sq. feet)



EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(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 (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		

England & Wales EU Directive 2002/91/EC

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.

**ROYSTON
& LUND**