



R  
&L

107A Bosworth Road

Measham | DE12 7LQ | Guide Price £289,000

ROYSTON  
& LUND

- Guide Price: £289,000 - £320,000
- Three-Bedroom Detached House
- Modern Family Bathroom
- South Facing Garden
- Council Tax: C // EPC: B
- NO UPWARD CHAIN
- Spacious Open Plan Kitchen/Dining Room
- Ground Floor WC
- Ample Off-road Parking
- Freehold





\*\*\*Guide Price £289,000 to £320,000

Royston & Lund are delighted to present this modern and well-presented three-bedroom detached family home, offered to the market with a guide price of £289,000 - £320,000. Situated in a convenient residential location close to numerous local amenities, schools and transport links, this attractive property offers spacious accommodation throughout alongside a beautifully maintained rear garden and ample off-road parking, making it an ideal purchase for families and professional buyers alike.

Upon entering the property, you are welcomed directly into a bright and comfortable living room, providing an inviting space for relaxing and entertaining. To the rear of the property, the spacious open-plan kitchen/dining room offers excellent versatility with generous worktop space, fitted units and ample room for dining, while also benefiting from access out to the rear garden. A convenient ground floor WC further enhances the practicality of the home.

To the first floor, there are three well-proportioned bedrooms, all offering comfortable accommodation and flexibility for growing families, guests or home working. The bedrooms are served by a modern family bathroom featuring a bath with overhead shower.

Externally, the property enjoys a beautifully maintained lawned rear garden with patio seating area, ideal for outdoor dining, entertaining and enjoying the warmer months. To the side, a driveway provides off-road parking for three vehicles.

Combining stylish interiors, practical living space and an excellent location close to a wide range of amenities, this superb detached home represents a fantastic opportunity for buyers seeking a ready-to-move-into family property. Early viewing is highly recommended.

For more information: [https://reports.sprift.com/property-report/?access\\_report\\_id=5297467](https://reports.sprift.com/property-report/?access_report_id=5297467)

Freehold

**Ground Floor**  
Approx. 37.5 sq. metres (403.3 sq. feet)



**First Floor**  
Approx. 37.5 sq. metres (403.3 sq. feet)



Total area: approx. 74.9 sq. metres (806.6 sq. feet)



**EPC**

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>81</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**England & Wales** EU Directive 2002/91/EC

**Environmental Impact (CO<sub>2</sub>) Rating**

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