

SUPERIOR HOMES

ROYSTON & LUND



28 Brook Street

Hartshorne | DE11 7AH

Offers In The Region Of £550,000

This beautifully presented four-bedroom detached home offers stylish, modern living with a warm and inviting feel in the charming village of Hartshorne.

At the heart of the home is a stunning, light-filled kitchen, thoughtfully designed with a large central island and breakfast bar—perfect for both everyday living and entertaining. The generous layout provides ample work and dining space, with French doors opening out to the rear garden with field views, allowing natural light to flood in.

The living room is both comfortable and welcoming, featuring a cosy log burner that provides a lovely focal point—ideal for relaxing evenings. The ground floor also benefits from a practical layout including a welcoming entrance hall, a convenient WC, and a separate utility room off the side of the kitchen.

Upstairs, there are four well-proportioned bedrooms, including a principal bedroom with its own en-suite and Juliette balcony with stunning field views. A stylish family bathroom completes the first floor, with all rooms enjoying plenty of natural light and a well-balanced layout.

The garden is a standout feature of the property, offering a charming patio area with steps leading up to a well-maintained lawn. The garden is thoughtfully stocked with a variety of shrubs and bushes, creating a pleasant and private outdoor space. The property also comes with a complimentary hot tub. Beyond, the open views across the fields provide a wonderful sense of countryside living. The property is further enhanced by a detached garage and additional parking. T

For more information: https://reports.sprift.com/property-report/?access_report_id=5136101





- Offers in the Region of £550,000 *No Onward Chain*
- 4 Bedroom Detached House
- Log Burner
- Stylish Family Bathroom
- Open Views
- Separate Utility Room
- Private Garden
- EPC D
- Council Tax D
- Freehold





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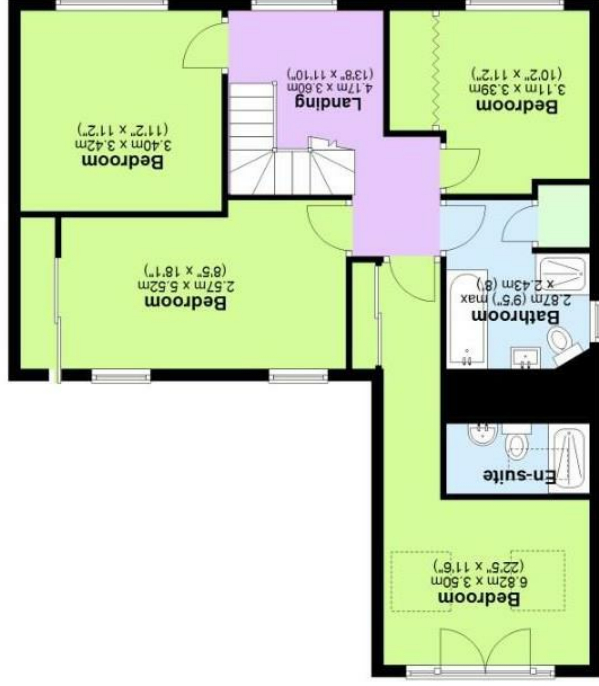


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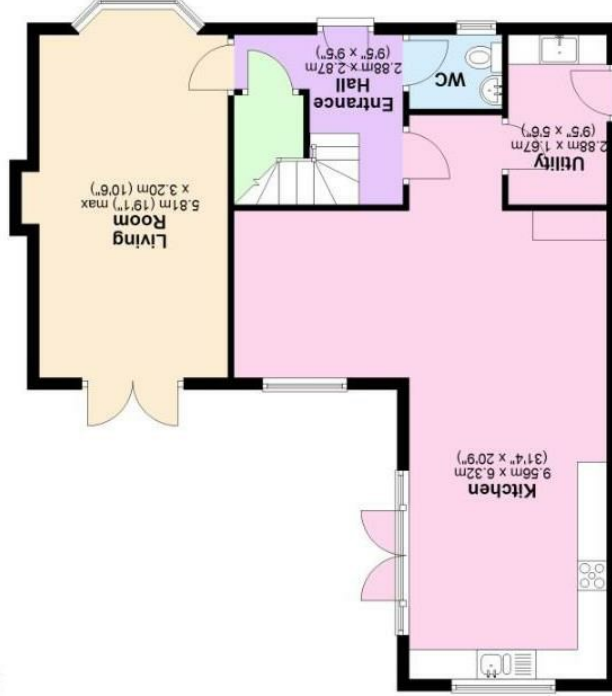


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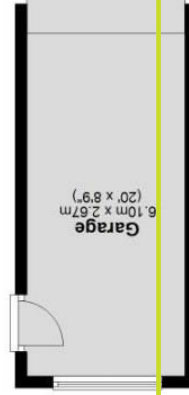
Total area: approx. 165.7 sq. metres (1783.5 sq. feet)



Approx. 76.1 sq. metres (819.3 sq. feet)



Approx. 88.6 sq. metres (964.2 sq. feet)



England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
Very energy efficient - lower running costs	Very environmentally friendly - lower CO2 emissions	Very energy efficient - higher running costs	Not environmentally friendly - higher CO2 emissions
(92 plus) A	(92 plus) A	(1-20) G	(1-20) G
(81-91) B	(81-91) B	(21-38) F	(21-38) F
(69-80) C	(69-80) C	(39-54) E	(39-54) E
(55-68) D	(55-68) D	(55-68) D	(55-68) D
(39-54) E	(39-54) E	(69-80) C	(69-80) C
(21-38) F	(21-38) F	(81-91) B	(81-91) B
(1-20) G	(1-20) G	(92 plus) A	(92 plus) A
Current	Potential	Current	Potential
67	77		

EPC

