



22 Bishop Hall Road

| LE65 2UR | Offers In The Region Of £280,000

ROYSTON
& LUND

- Offers In The Region Of £280,000
- Kitchen/Diner With Integrated Appliances
- Downstairs WC, Family Bathroom and En Suite
- Rear Enclosed Garden
- Council Tax Band - C
- Three Bedroom Semi Detached Home
- Close To Amenities
- Off Road Parking
- EPC - B
- Freehold





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Royston and Lund are delighted to present a wonderful three bedroom semi detached home with an exceptional plot to the rear. On entering the home you have an entrance hall with a door leading to the convenient cloakroom with a wc. The lounge sits to the front of the home and is of good proportion. Through an inner hallway with stairs leading to the first floor you proceed into the good sized dining kitchen with integrated appliances and French doors leading to a super size rear garden for this type of home.

Upstairs you have three bedrooms and a three piece family bathroom with a wash basin, wc and a bath with overhead shower. The principle bedroom also benefits from an En suite with a WC, wash basin and shower.

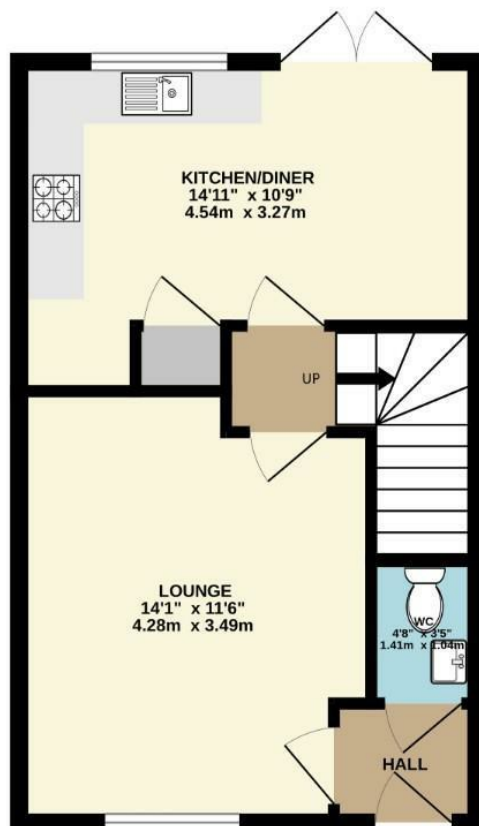
To the side elevation you have a driveway for parking again slightly bigger than standard.

The garden has been landscaped and is mainly laid to lawn with lower and upper patios making the most of the sun at different times of day.

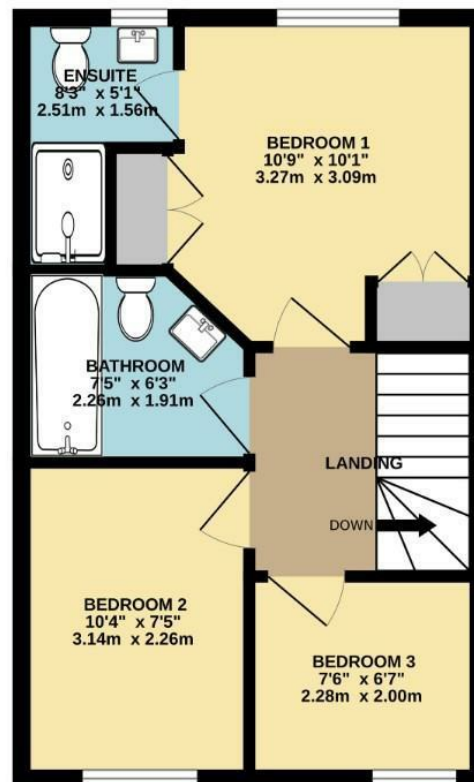
For your own personal tour please contact the Ashby office.



GROUND FLOOR
369 sq.ft. (34.3 sq.m.) approx.



1ST FLOOR
369 sq.ft. (34.3 sq.m.) approx.



TOTAL FLOOR AREA: 738 sq.ft. (68.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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.



EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(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		

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