



2 The Lakins

Measham | DE12 7AY | Guide Price £210,000

ROYSTON
& LUND

- Guide Price £210,000 - £220,000
- Three Bedroom Semi Detached Property
- Ready To Move Straight In
- Ideal Opportunity To Put Your Own Stamp On Things
- Excellent Transport Links
- NO UPWARD CHAIN
- Off Street Parking
- Integrated Kitchen Appliances
- Close By To Numerous Amenities
- Freehold /Council Tax Band - C/ EPC Rating - C





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Royston and Lund are delighted to bring to the market this three bedroom semi detached property located in Measham. Situated down a private road with off street allocated parking, whilst being close by to numerous amenities such as local shops, pubs and well regarded schools. Not to mention excellent transport links into Swadlincote and Ashby De La Zouch market town. This property would be a great purchase for first time buyers, growing families or even a buy to let.

In brief the ground floor comprises of a generous size living room upon entry which leads into the hallway granting access to the first floor and kitchen dining room to the rear aspect. The kitchen is ample in size with integrated oven, hob and extractor fan with more than enough room to add freestanding appliances, The adjoined dining area has plenty of room for guests and has a rear door leading to the garden.

To the first floor landing you will find two well proportioned double bedrooms that share a three piece suite family bathroom comprising of a bath with shower overhead along with a wash basin and WC.

To the second floor there is a further bedroom which benefits from double skylights, ample storage space and its own WC with wash basin.

Facing the property there is off street parking to the front and to the rear there is low maintenance garden consisting of a patio area to start providing space for summer seating, artificial lawn to follow and further patio to the rear aspect with storage shed. The garden as a whole is enclosed with fenced borders.





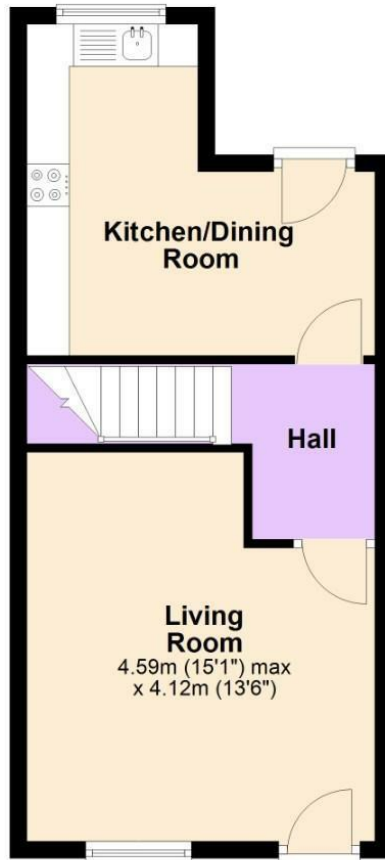
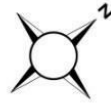
EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	75	
(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		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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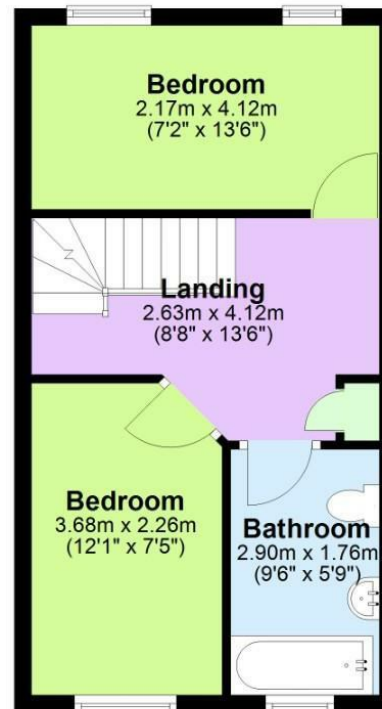
Ground Floor

Approx. 36.0 sq. metres (388.0 sq. feet)



First Floor

Approx. 32.5 sq. metres (350.1 sq. feet)



Second Floor

Approx. 17.3 sq. metres (186.2 sq. feet)



Total area: approx. 85.9 sq. metres (924.3 sq. feet)

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.