



19 Rouen Way

| LE65 2QX | Offers In The Region Of £290,000

ROYSTON
& LUND

- Offers in The Region of £290,000-
- Extended Five Bedroom Semi Detached Home
- Kitchen & Utility Room
- Parking for 3 Cars
- EPC Rating D
- NO UPWARD CHAIN
- Large Dual Aspect Lounge/Diner
- Downstairs Shower Room, Family Bathroom
- West Facing Garden
- Council Tax Band B - Freehold





NO UPWARD CHAIN

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Entering the property into the hallway there is stairs to the first floor and doors leading to a large dual aspect lounge/diner. The room was extended at the rear offering space for an office. There is a feature fireplace and space for dining table. The kitchen, at the rear of the property, has been extended and offers wall and floor storage with built in appliance including a 5 ring gas hob and double oven. There is space for a free-standing dishwasher that the vendor is happy to leave. A door to the rear gives access to a private west facing garden.

There is a utility area which houses the gas boiler and room for further appliances. Completing the ground floor is a downstairs shower room and w.c. and a door to the integrated garage that has been divided into two storage areas, the front having a electric roller door.

The first floor has been extended to a five-bedroom home. Two of these rooms could easily be converted into a large bedroom. There is built in wardrobes in all bedrooms. The family bathroom has been modernized offering a fresh bright three-piece suite.

Outside the rear garden is private and has a storage, formerly the garage. The driveway has parking for three cars.

The property is walking distance to local schools, amenities including cafes, bars and restaurants.





EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	64	78

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

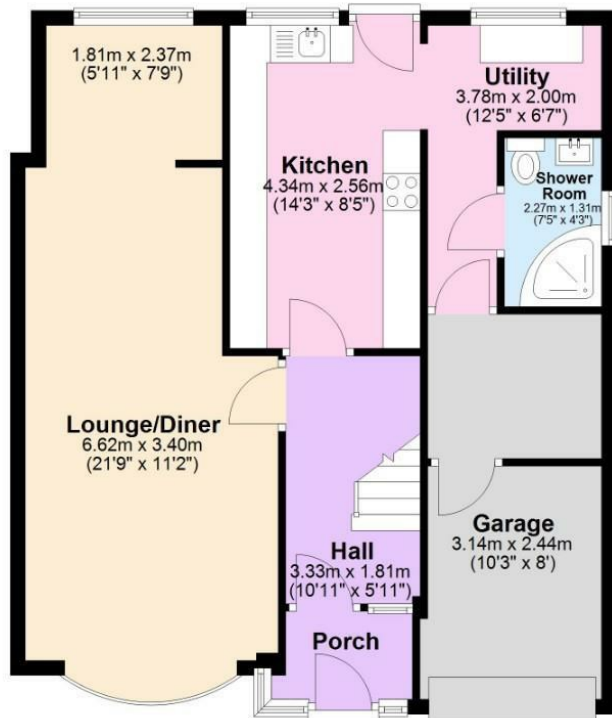
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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Not environmentally friendly - higher CO ₂ emissions		

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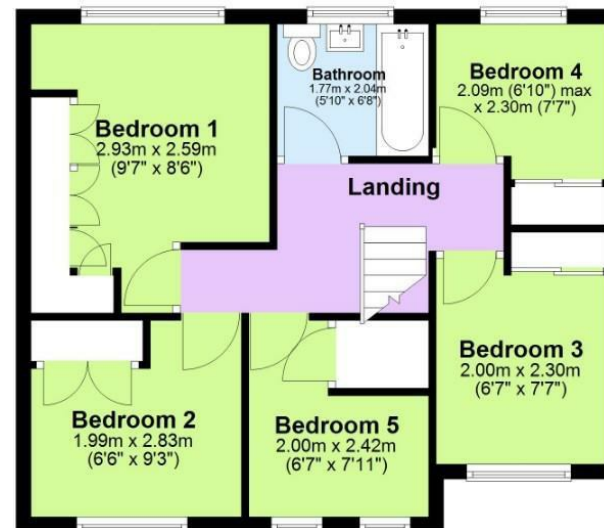
Ground Floor

Approx. 68.0 sq. metres (732.2 sq. feet)



First Floor

Approx. 49.7 sq. metres (534.6 sq. feet)



Total area: approx. 117.7 sq. metres (1266.9 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 firms employment has the authority to make or give any representation or warranty in respect of the property.