



**FOR  
SALE**  
**ROYSTON  
& LUND**  
01530 443443  
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R  
&L

24

Oakville, 24 New Street

Oakthorpe | DE12 7RJ | Guide Price £475,000

**ROYSTON  
& LUND**



- Guide Price: £475,000 - £500,000
- Open Kitchen/Breakfast Room
- Garage and Large Driveway for Off-Road Parking
- Close to Numerous Amenities
- Council Tax: D // EPC: E
- Three Bedroom Bungalow
- One Bathroom & One En-suite
- Stunning Views And Large Plot
- Close to Numerous Transport Links
- Freehold







Guide Price: £475,000 - £500,000

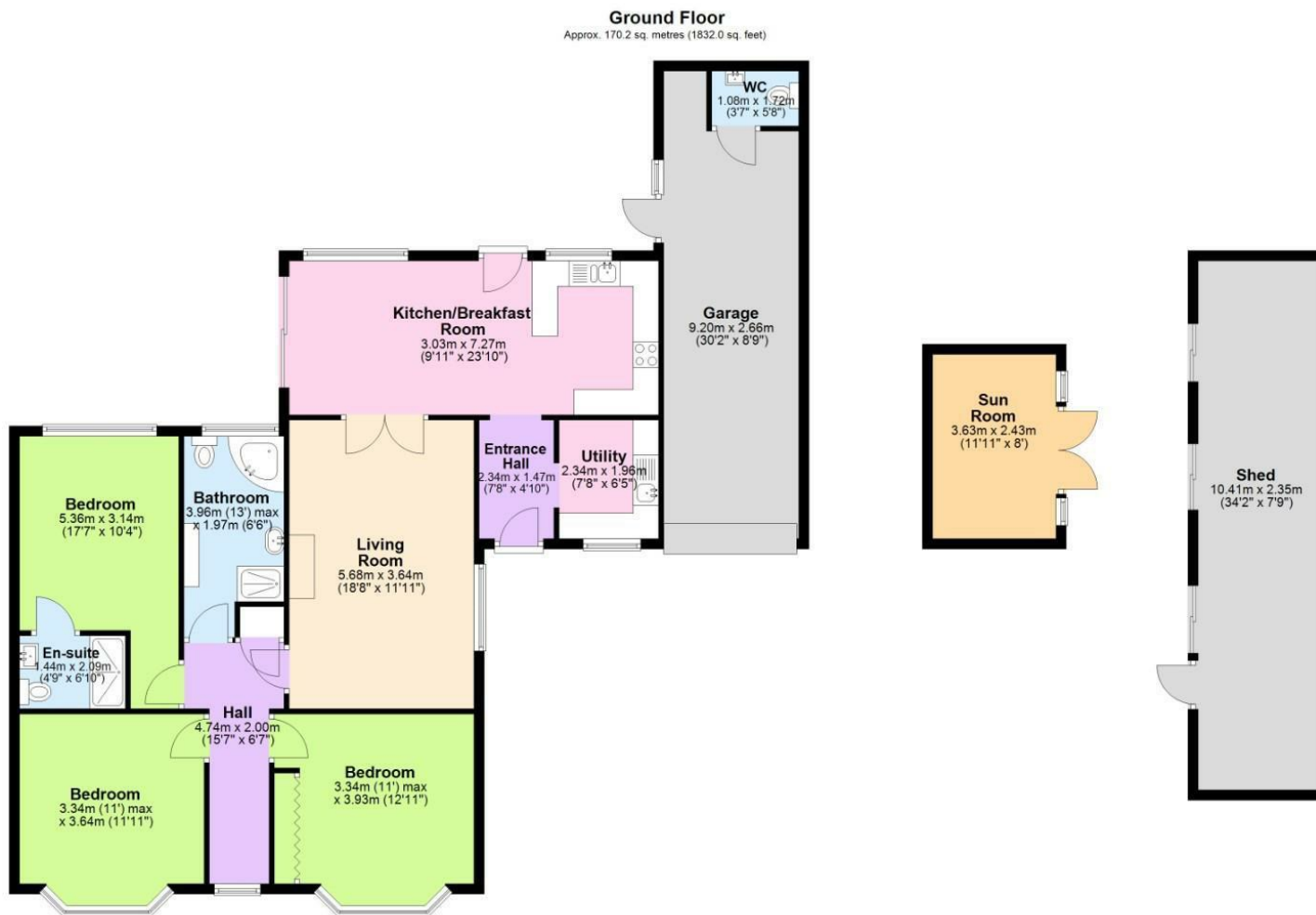
Royston & Lund are delighted to present this substantial and beautifully positioned three-bedroom detached bungalow, offered to the market with a guide price of £475,000 - £500,000. Occupying a generous plot and enjoying stunning open views across the fields to the rear, this charming home offers spacious single-storey living, excellent versatility and an exceptional outdoor setting, perfect for buyers seeking both comfort and lifestyle.

The entrance hall leads into the open Breakfast/Kitchen area, with immediate access to the front utility room. At the heart of the home is the impressive living room, a wonderfully generous reception space designed for both relaxation and entertaining. Filled with natural light and enhanced by an elegant electric fireplace with built-in mantle lighting, this inviting room offers a superb focal point and a warm, stylish atmosphere. The double doors also allow views and light from the large kitchen windows.

The kitchen/breakfast room provides ample workspace, storage and room for casual dining, creating a practical yet sociable setting for everyday living. Patio doors and single doorway allow external access to the rear patio and garden. Whilst the large kitchen windows utilise the light and views of the fields beyond. A separate utility room adds further convenience. The garden also benefits from two summer houses, perfect for those working from home.

The property offers three well-proportioned bedrooms, including a spacious principal bedroom benefitting from its own ensuite shower room. The remaining bedrooms are served by a large family bathroom, thoughtfully designed to accommodate both family living and visiting guests with ease.





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.



## EPC

### Energy Efficiency Rating

|                                             | Current | Potential |
|---------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs |         |           |
| (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>                            | 47      | 56        |
| (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 |         |           |

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