



40 Money Hill

| LE65 1JH | Guide Price Guide Price £280,000 to £290,000

ROYSTON
& LUND

- Guide Price £280,000 to £290,000
- Living Room with Log Burner, Conservatory
- Family Bathroom & Downstairs WC
- Private Driveway and Attached Garage
- Council Tax Band - B
- Three Bedroom Semi-Detached Home
- Open-Plan Kitchen to Dining Area
- Ample Size Garden with Decking Area
- EPC Rating - C
- Freehold





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Royston & Lund are delighted to present this three-bedroom semi-detached home, offering a blend of modern living and comfort, with generous outdoor space.

On the ground floor, you'll find a fully integrated open-plan kitchen and dining area, seamlessly connecting into a cosy living room with a charming log burner mantelpiece. The living space flows naturally through to a bright conservatory, perfect for relaxing while enjoying views of the garden. A ground floor WC adds extra convenience.

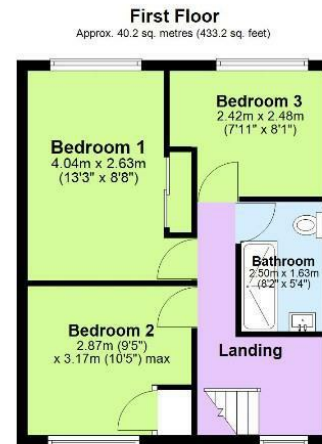
Upstairs, three well-proportioned bedrooms include integrated storage, and the modern family bathroom is finished in elegant neutral greys and whites. The bathroom features a shower-bath hybrid and a heated towel rail, combining practicality with style.

Outside, the garden is thoughtfully landscaped. Steps lead to a lawn with various areas comprised of decking, slabbing, and slate. Additionally, the summerhouse provides a versatile retreat, while soil beds offer plenty of scope for plants and gardening.

To the front, the property benefits from a garage accommodating up to two vehicles, plus a generous driveway with additional parking for multiple further vehicles.

This home is ideal for families or anyone seeking versatile living spaces paired with a well-landscaped garden for both entertaining and relaxing.





Total area: approx. 114.5 sq. metres (1232.9 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 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		
(81-91) B		89
(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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England & Wales EU Directive 2002/91/EC		

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