



14 Blackthorn Way

| DE12 7ND | Guide Price £300,000

ROYSTON
& LUND

- *Guide Price £300,000 to £320,000*
- Detached Family Home In Measham
- Private Rear Garden
- A Range Of Amenities Nearby
- EPC - C
- Three Well-Proportioned Bedrooms
- Downstairs WC - Ensuite - Family Bathroom
- Generous Driveway With Space For Up To Four Cars
- Council Tax - C
- Freehold





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Upon entry, a welcoming hallway leads to a spacious lounge/diner that extends the length of the house. The ground floor also features a versatile sitting room/study, a modern kitchen with patio doors opening to the rear garden, and a convenient downstairs WC.

Upstairs, the landing leads to three well-proportioned bedrooms. The master bedroom features a stylish three-piece en suite, while the remaining bedrooms share a modern family bathroom complete with a wash basin, WC, and a bath with an overhead shower.

Externally, the property boasts a private rear garden and a generous driveway with space for up to four cars.

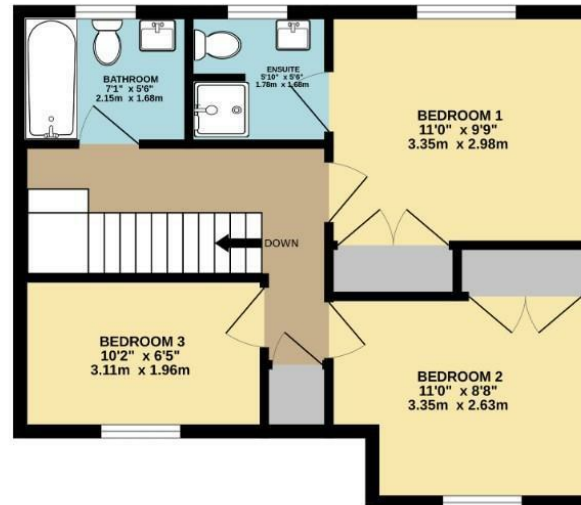
This fantastic home offers versatile living space in a well-connected location, making it an ideal choice for families and professionals alike.



GROUND FLOOR
537 sq.ft. (49.9 sq.m.) approx.



1ST FLOOR
446 sq.ft. (41.4 sq.m.) approx.



TOTAL FLOOR AREA : 983 sq.ft. (91.3 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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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		
	69	81

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		

England & Wales

EU Directive
2002/91/EC



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.

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