



9 Martival Court

| LE65 2AJ | Guide Price £290,000 - £300,000

ROYSTON  
& LUND

- Offer In The Region £290,000
- Ample Size Living Room
- Velux & Fitted Wardrobes
- Side Access Driveway & Attached Garage
- EPC Rating - C
- Three Floors
- Generous Top Floor Bedroom with En-suite
- Freehold
- South-West Facing Garden
- Council Tax Band - D





Offer In The Region £290,000 NO CHAIN

This beautifully arranged property is spread over three well-designed floors, offering versatile living space ideal for modern family life. Upon entering, you're welcomed into a hallway that provides immediate access to a contemporary kitchen and convenient ground-floor WC to the left. To the rear, a generously proportioned living room offers ample space for both relaxation and dining, with views onto the garden.

The first floor boasts two well-appointed double bedrooms alongside a stylish family bathroom. A landing area leads to the second floor, where you'll find additional storage space.

At the top of the house, the principal bedroom spans the floor, benefitting from a bright and airy feel thanks to Velux windows. This spacious retreat also features fitted wardrobes and a private en-suite shower room.

Externally, the property enjoys a well-kept south-west facing garden, laid with a mix of slabs and turf, bordered with established shrubs. There's side access to an attached garage (long-term leasehold) located at the rear of the property, with convenient off-street parking available in front of the garage.

Contact us today to book your personal tour!

\*\* Management Charge Approx £300 \*\*

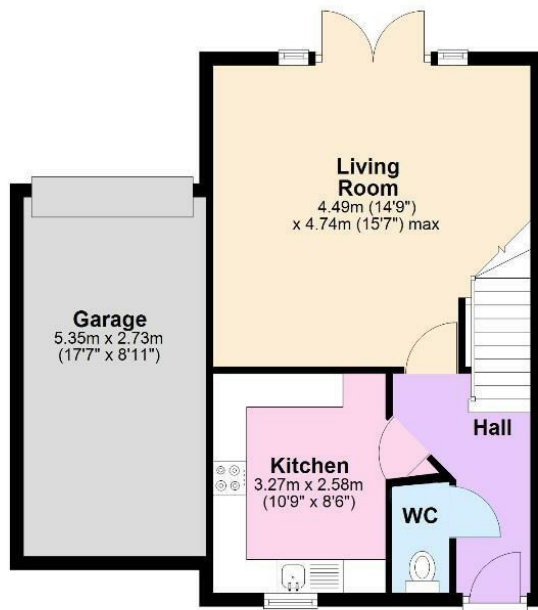




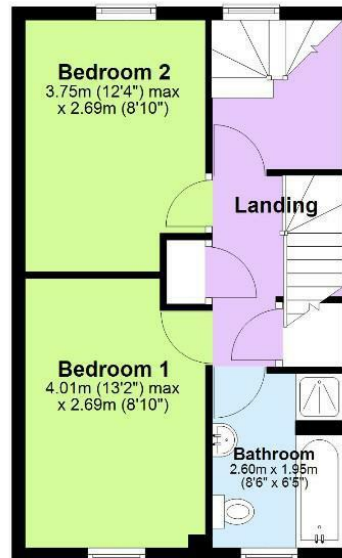
EPC

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		
	80	84
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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

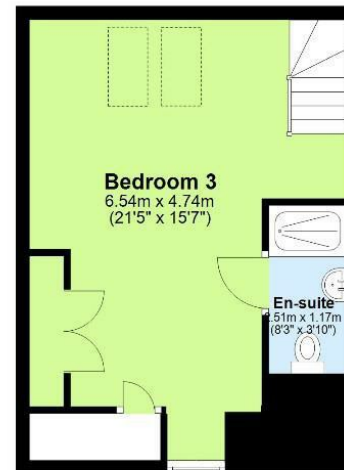
**Ground Floor**  
Approx. 52.2 sq. metres (562.0 sq. feet)



**First Floor**  
Approx. 37.3 sq. metres (401.2 sq. feet)



**Second Floor**  
Approx. 31.1 sq. metres (335.1 sq. feet)



Total area: approx. 120.6 sq. metres (1298.2 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.

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