

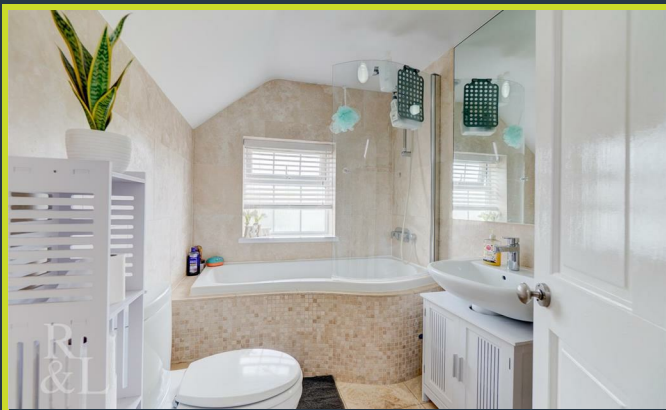


15 Main Street

Linton | DE12 6PZ | Guide Price £275,000

ROYSTON
& LUND

- Offers in the Region of £275,000
- Spacious Lounge
- Family Bathroom
- Near National Forest
- Council Tax B
- Three Bedroom Cottage
- Kitchen/ Diner
- Low maintenance garden
- EPC C
- Freehold





Offers in the Region of £275,000

Royston & Lund are thrilled to present to the market this charming three-bedroom detached cottage, ideally situated in the stunning National Forest.

Upon entering the property, you are welcomed into a spacious lounge. Just off the lounge lies the well-proportioned kitchen/diner, with direct access to the rear of the property for added convenience.

Upstairs, the property boasts three generously sized bedrooms, all filled with natural light. In addition to the bedrooms you can also find the modern family bathroom.

Externally, the home benefits from a low-maintenance garden, ideal for those looking for outdoor space.





EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	69	
(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 (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



Total area: approx. 87.4 sq. metres (940.4 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.

**ROYSTON
& LUND**