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44 Spring Avenue

| LE65 2RB | Guide Price £475,000

ROYSTON
& LUND

- Guide Price £475,000 - £495,000
- NO UPWARD CHAIN
- Four-bedroom detached Home
- Central Island
- Stylish Family Bathroom
- Utility Room
- Ground Floor WC
- EV Charger
- Council Tax E // EPC B
- Freehold





Guide Price £475,000 - £495,000

** NO UPWARD CHAIN**

This beautifully presented four-bedroom detached home offers spacious, contemporary living throughout and is perfectly suited to modern family life.

Upon entering the property, you are welcomed by a generous entrance hall leading to a well-proportioned living room, ideal for relaxing and entertaining. To the rear, the heart of the home is the impressive open-plan kitchen/dining room, finished to a high specification with sleek cabinetry, integrated appliances, and a central island. Flooded with natural light from large windows and patio doors, this space provides a bright and airy setting with direct access to the garden, perfect for both everyday living. A convenient utility room and ground floor WC complete the downstairs accommodation.

Upstairs, the property comprises of four well-sized bedrooms, including a spacious principal bedroom benefiting from a modern en-suite. The remaining bedrooms are served by a stylish family bathroom, offering both comfort and practicality.

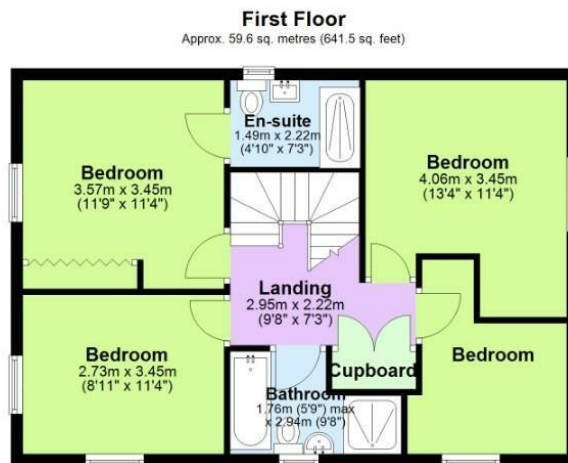
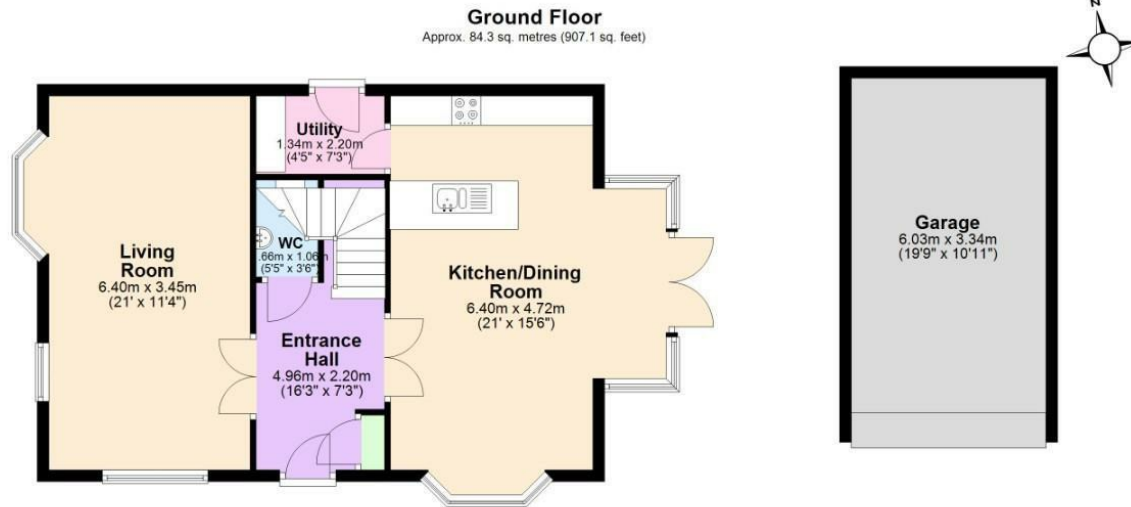
Externally, the property benefits from a private rear garden with remote control uplighting and a detached garage, providing additional storage or parking. The property also benefits from an EV charging point.

This stunning home combines generous proportions with a light-filled interior and high-quality finishes throughout, making it an ideal choice for families seeking a turnkey property in a desirable setting.

For More Information; https://reports.sprift.com/property-report/?access_report_id=5160934

Annual Service Charge Applies





Total area: approx. 143.9 sq. metres (1548.6 sq. feet)



EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	85	
(69-80) C		
(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

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