



63 School Lane

| LE65 2RJ | Guide Price of £435,000 to £445,000

ROYSTON  
& LUND



- Four Bedroom Detached - Guide Price of £435,000 to £445,000
- Ample Size Kitchen Diner with Integrated Units
- En-suite Bathroom
- Patio Garden / Paved Front Garden
- EPC Rating - B / Freehold
- Generous Living Room Area with Bay Window
- Fitted Wardrobes
- Ground Floor WC / Utility Room
- Detached Garage with Driveway & Bay Parking
- Council Tax Band - E







Guide Price of £435,000 to £445,000

This beautifully presented four-bedroom detached home offers generous living space, tasteful finishes, and a welcoming atmosphere, all set within a well-maintained plot on a quiet private road.

Arriving through the iron gate, you're greeted by an immaculate front garden, thoughtfully landscaped with neat paving, manicured shrubs, and a lush lawn. Stepping inside, a bright and airy entrance hall is enhanced by glass-panelled double doors, drawing you into a spacious living room complete with a charming bay window and elegant fitted blinds, creating a refined yet relaxed setting.

To the right, the generous kitchen-diner offers a sociable space for family life and entertaining, featuring another bay window with fitted blinds, suspended light fixtures, a range of integrated appliances including a gas hob, fridge, and dishwasher, as well as a practical utility area tucked away for added convenience.

French doors open from the dining space onto a patio, framed by pale blue fencing, with steps leading down to a well-kept lawned garden, ideal for outdoor dining and relaxation. The detached garage is also easily accessed via the garden.

A ground floor WC sits just off the hallway, completing the downstairs layout.

Upstairs, you'll find four well-appointed bedrooms, all offering fitted wardrobes and integrated storage, making the most of the space. The main bedroom benefits from a sleek en-suite shower room, while the family bathroom offers both a separate bath and a shower, finished in a clean, modern style.

To the front, the property enjoys off-road parking for multiple vehicles via a private driveway, with additional bay parking available on this quiet and well-kept private road.

Service Charge Approx £26 PCM





## EPC

### Energy Efficiency Rating

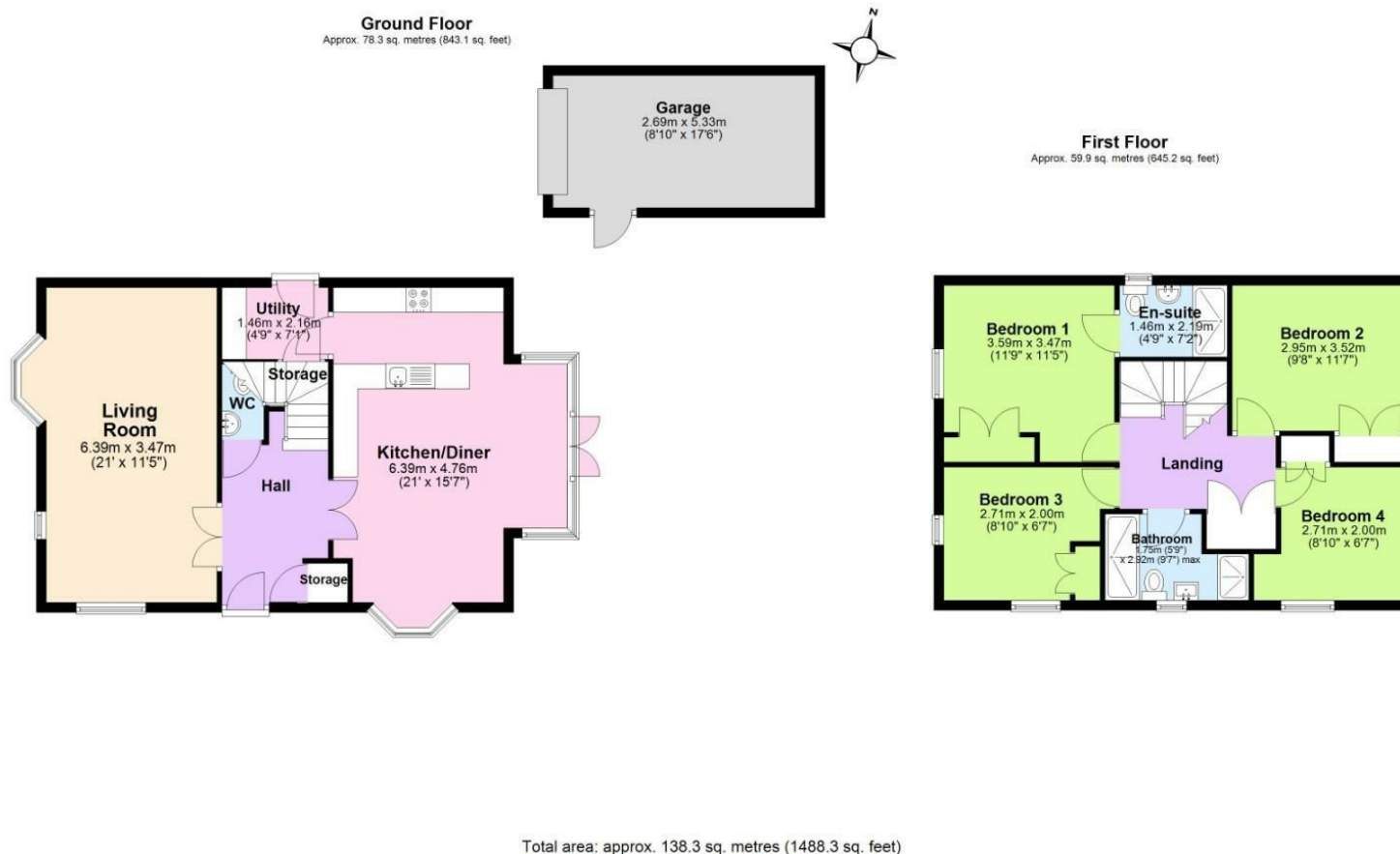
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>86</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

England & Wales EU Directive 2002/91/EC



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