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29 Home Farm Court

Castle Gresley | DE11 9JA | Asking Price £280,000

ROYSTON  
& LUND

- Asking Price: £280,000
- Fully Fitted Kitchen
- First Floor Family Bathroom
- Close to Numerous Amenities
- EPC: C
- Three-Bedroom Family Home
- Spacious Conservatory
- Driveway & Intergrated Garage
- Council Tax: C
- Freehold





Royston & Lund are delighted to present this well-maintained three-bedroom semi-detached family home, situated in a popular residential location within Castle Gresley. Offering spacious and versatile accommodation throughout, this attractive property is perfectly suited to first-time buyers, growing families and those looking to enjoy a well-connected village setting.

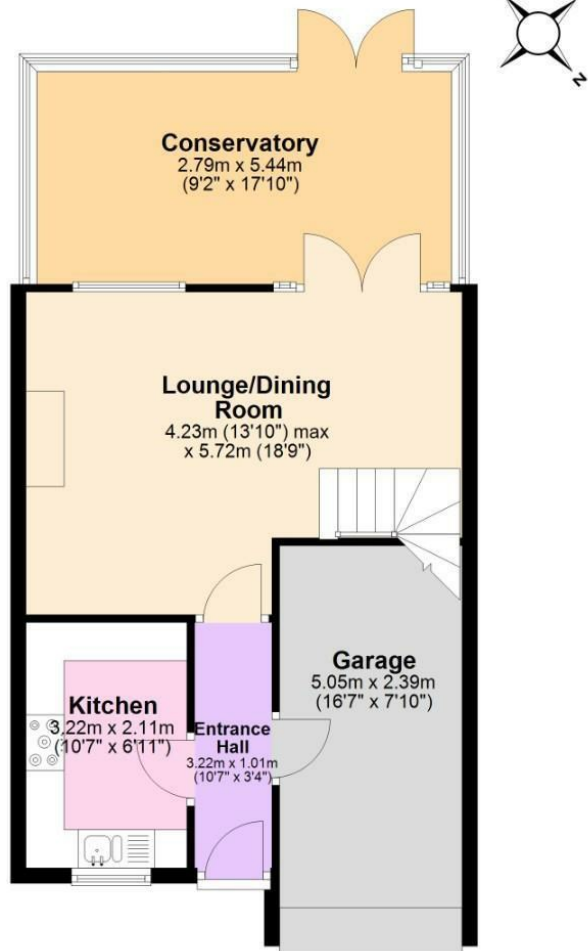
Upon entering the property, you are welcomed into an entrance hallway which provides access to the principal ground floor accommodation, as well as internal access to the integral garage. The spacious lounge/dining room offers a comfortable and inviting living space, ideal for both everyday family life and entertaining guests. To the rear, a generous conservatory provides additional reception space and enjoys pleasant views over the garden, creating a wonderful area to relax throughout the year. The modern fitted kitchen is well-equipped with a range of units and work surfaces, providing a practical and stylish space for cooking and dining.

To the first floor, the property offers three well-proportioned bedrooms arranged around a central landing. The principal bedroom benefits from fitted wardrobes and a private en-suite shower room, while the remaining bedrooms are served by a spacious family bathroom featuring an attractive freestanding bath, creating a luxurious space to unwind.

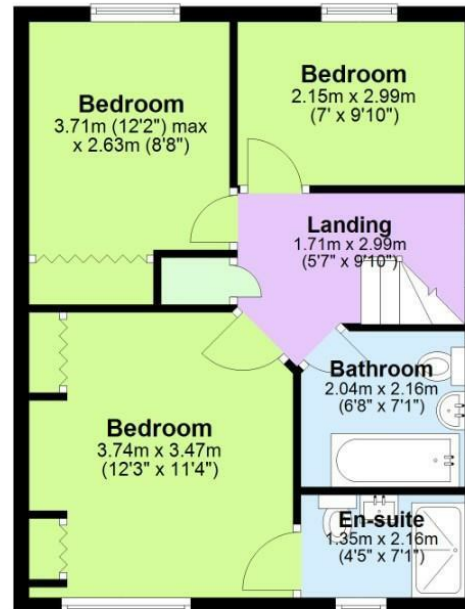
Externally, the property continues to impress with a beautifully maintained lawned rear garden, offering a private setting for outdoor relaxation, gardening and entertaining. To the front, a driveway provides off-road parking and leads to the integral garage, offering additional storage and practicality.



**Ground Floor**  
Approx. 60.8 sq. metres (654.7 sq. feet)



**First Floor**  
Approx. 43.2 sq. metres (464.6 sq. feet)



Total area: approx. 104.0 sq. metres (1119.3 sq. feet)



**EPC**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>81</b>
(81-91) <b>B</b>		<b>69</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			
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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**ROYSTON & LUND**