



1 Wordsworth Way

| DE12 7ER | Guide Price £260,000

ROYSTON
& LUND

- Guide Price £260,000 - £270,000
- South Facing Garden
- Conservatory
- Family Bathroom
- Council Tax B
- Semi-Detached Home
- Garage
- Three bedroom Bedrooms
- Immaculately Presented
- Freehold // EPC B





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Royston and Lund are delighted to present this stunningly presented three bedroom semi detached home in the village of Meahsam. The home is in absolute turnkey condition and is finished to an incredibly high standard. throughout.

Entering into the tastefully decorated hallway there are doors leading to the lounge, and kitchen and stairs to the first floor. The lounge runs the length of the property and benefits from a feature electric log burner and allows access to a conservatory, which is currently used as a dining room. which overlooks the beautiful garden The kitchen has a stylish feel with shaker style units with worktops over and integrated oven, electric hob and an extractor fan, washing machine and dishwasher with a free standing fridge freezer. In addition is a UPVC glass paned door leading to the rear patio.

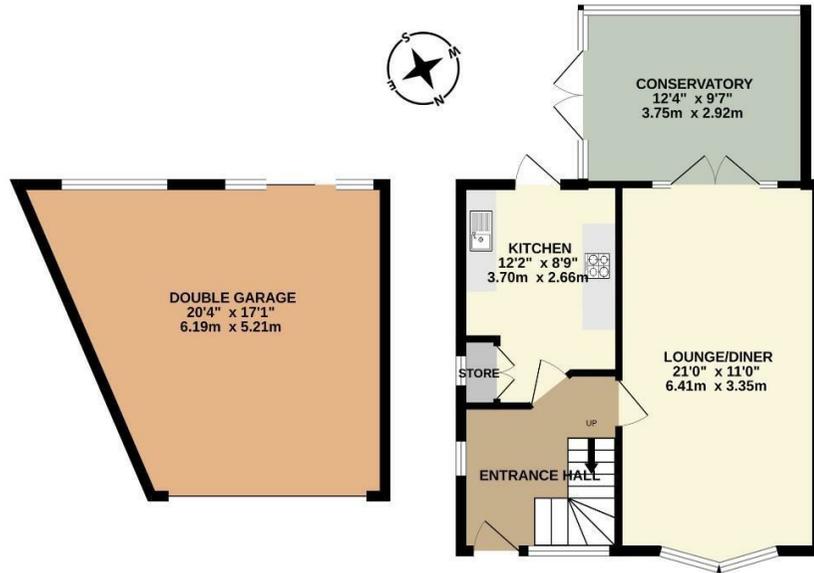
To the first floor there are two double bedrooms and single bedroom. The refitted bathroom suite is beautifully finished with and a three piece bathroom comprising double shower, WC and wash basin. set to vanity unit. The home sits on a good sized plot for this type of home, to the front is a block paved driveway leading to a large garage, through the side gate is a very well maintained rear garden with patio, shrub borders and mainly laid to lawn.

To book your own personal tour please contact the Ashby office.

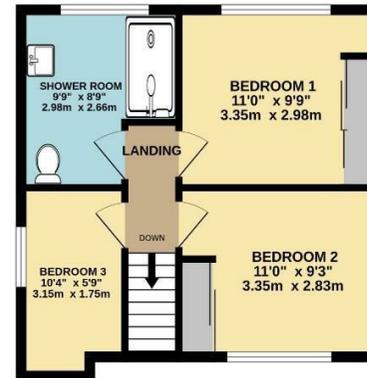
For More Information; https://reports.sprift.com/property-report/?access_report_id=5021259



GROUND FLOOR
800 sq.ft. (74.3 sq.m.) approx.



1ST FLOOR
379 sq.ft. (35.2 sq.m.) approx.



TOTAL FLOOR AREA : 1179 sq.ft. (109.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	89
(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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**ROYSTON
& LUND**