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25 Manor Road

Heather | LE67 2RA | Guide Price £260,000

ROYSTON
& LUND

- Guide Price: £260,000 - £270,000
- Open Kitchen/Dining Room
- Conservatory & Utility Room
- Close to Numerous Amenities
- EPC: C
- Three Bedroom Family Home in Heather
- First Floor Family Bathroom
- Private Rear Garden
- Council Tax: B
- Freehold





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This property is ideally situated in the popular village of Heather. Enjoying a peaceful residential setting and within easy reach of local amenities, countryside walks and excellent transport links to the surrounding towns and villages. This well-presented three bedroom semi-detached family home is an ideal purchase for families, first-time buyers and professionals alike.

Ground floor accommodation comprises an entrance hall with stairs leading to the first floor and access into a spacious living room, filled with natural light from the front aspect bay window. To the rear, the heart of the home is the impressive open-plan kitchen/dining room, fitted with an excellent range of base and wall units, generous worktop space and a breakfast bar, creating the perfect space for both everyday living and entertaining. A separate utility room provides additional appliance space and convenient side access, while the bright conservatory overlooks the rear garden and offers a versatile second reception or dining area with French doors opening outside.

To the first floor are three well-proportioned bedrooms, including two generous double bedrooms and a comfortable single bedroom that would make an ideal nursery, home office or dressing room. These are complemented by a stylish three-piece family shower room finished to a modern standard.

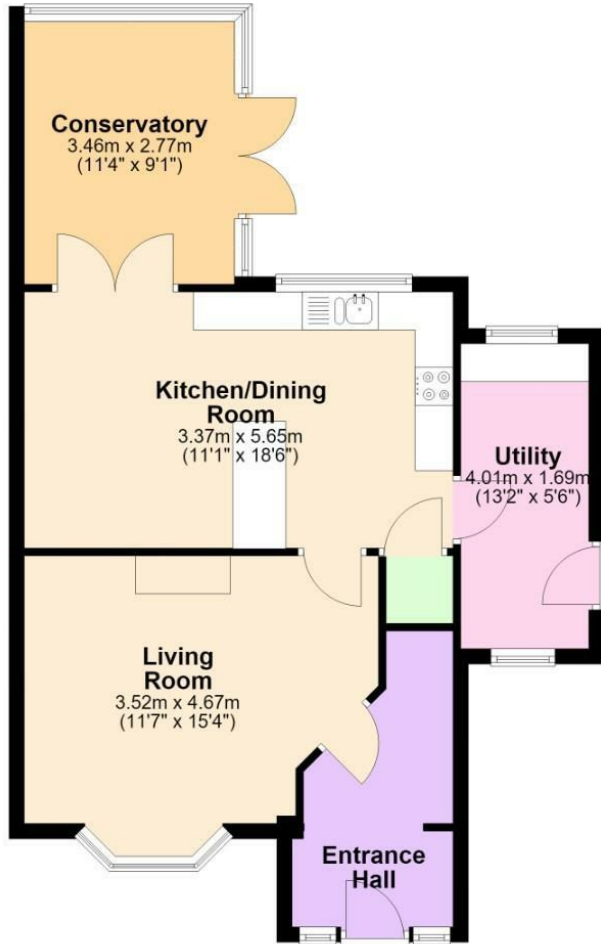
Externally, the property benefits from a driveway providing off-road parking to the front. To the rear is a beautifully maintained, private garden featuring a spacious paved patio and decorative gravelled areas, creating a wonderful low-maintenance outdoor space for relaxing or entertaining.

For more information: https://reports.sprift.com/property-report/?access_report_id=5425161

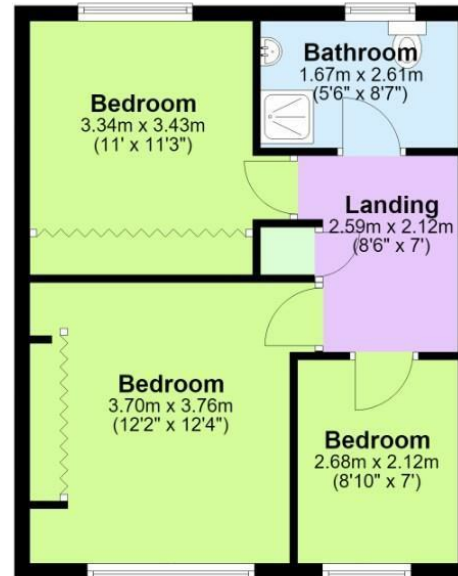
Freehold



Ground Floor
Approx. 59.7 sq. metres (642.3 sq. feet)



First Floor
Approx. 40.3 sq. metres (434.2 sq. feet)



Total area: approx. 100.0 sq. metres (1076.5 sq. feet)



EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	74	78

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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