

SUPERIOR HOMES

ROYSTON & LUND



The Old Orchard 28A

| LE65 1WR

Guide Price ***Guide Price £700,000 -
£725,000***

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This attractive three-bedroom detached bungalow offers a stylish and spacious layout, ideal for modern living. At the heart of the home is a beautifully designed open-plan kitchen/diner, featuring neutral-toned cabinetry, integrated appliances, and sleek spotlighting. A combination of tiled flooring combined with the tongue-and-groove throughout adds character while maintaining a clean, cohesive look.

Adjacent to the kitchen is an airy and inviting living room, benefitting from large paned glass windows that flood the space with natural light. The room seamlessly connects to a conservatory, enhancing the sense of space and brightness.

The property comprises three well-proportioned bedrooms, two of which boast en-suite bathrooms for added privacy and convenience. One of the en-suite bedrooms also features fitted wardrobes, offering generous storage. A separate family bathroom caters to guests and the third bedroom.

Additional features include a utility room, an ample-sized garage, and a spacious front garden with plenty of driveway parking. To the rear, a generously sized and well-maintained garden provides a peaceful outdoor retreat, with a combination of stone slabbing, lush turf, and an array of established plants and trees.

This thoughtfully presented home blends comfort, practicality, and aesthetic appeal, making it a standout opportunity for families or downsizers alike.





- Guide Price £700,000 - £725,000
- Three Bedroom Detached
- Open-plan Kitchen Diner
- Integrated Appliances
- En-suites
- Conservatory
- Attached Garage
- Ample Front and Rear Space
- EPC Rating - D
- Freehold // Council Tax Band - E

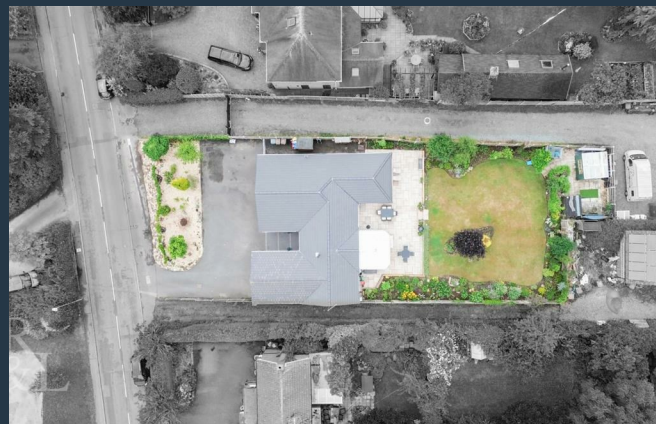




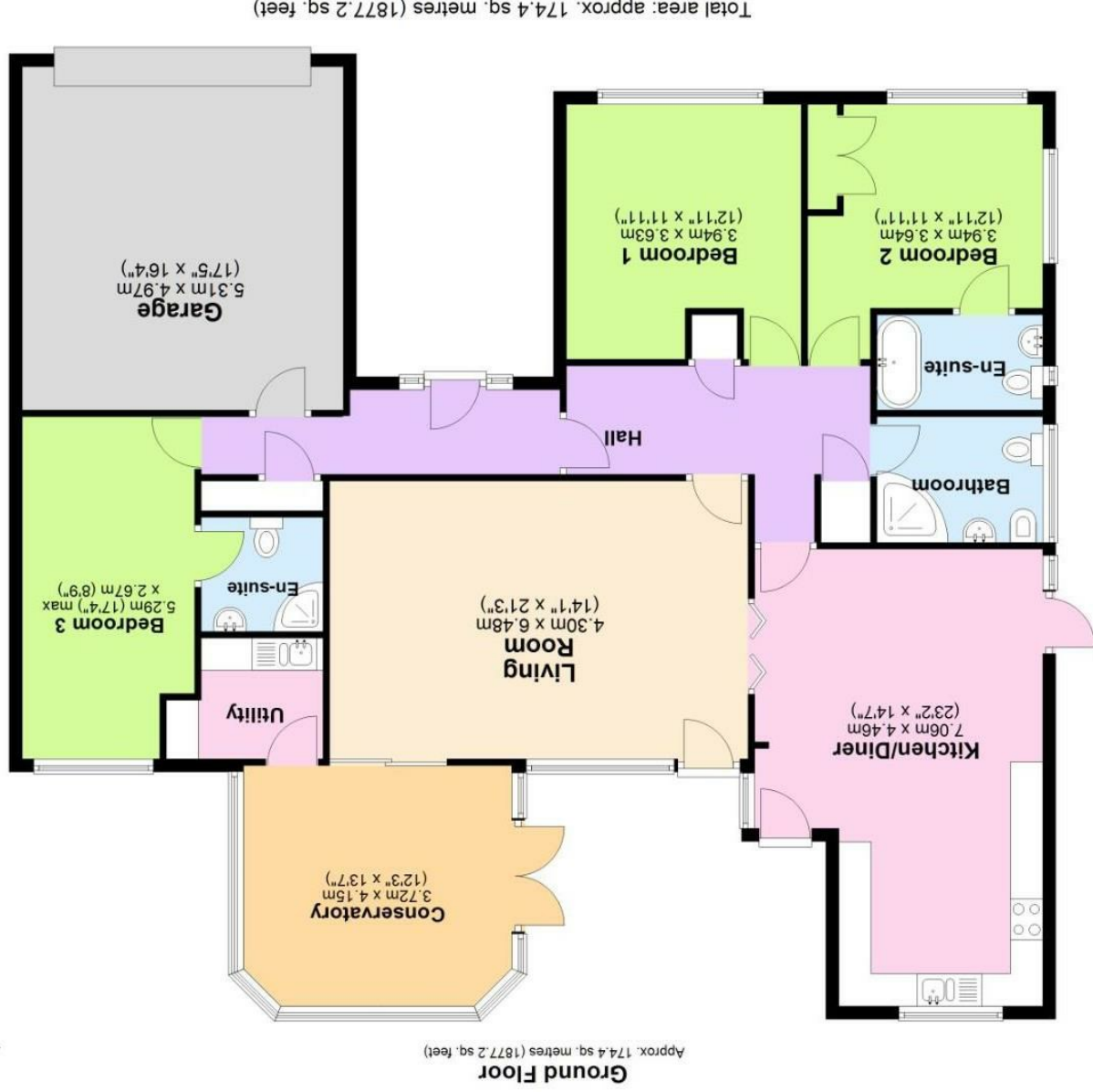
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Environmental Impact (CO ₂) Rating		
England & Wales		
EU Directive 2002/91/EC		
Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Energy Efficiency Rating		
England & Wales		
EU Directive 2002/91/EC		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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EPC



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