

SUPERIOR HOMES

ROYSTON & LUND



3 Daisy Lane

| DE12 6JH

Guide Price £435,000

Royston & Lund are delighted to present this impressive four-bedroom detached home, sold with no upward chain.

At the heart of the home is an extensive open-plan kitchen diner, beautifully appointed with modern integrated units, ample worktop space, and plenty of room for both cooking and entertaining. Just off the kitchen, an adjacent utility room adds practicality and convenience, with direct access to the integrated double garage.

The living room, located at the front of the home, features a charming bay window and a central fireplace, creating a warm, welcoming ambiance. Elegant double doors connect the living room to the kitchen diner, allowing for an easy flow between spaces. From the dining room space, an opening leads into a bright conservatory, creating a light-filled extension of the living space—ideal for relaxing or hosting guests. The hallway includes an understairs WC, making smart use of space for day-to-day convenience.

Upstairs, you'll find four well-appointed bedrooms, including a spacious main bedroom with a private en-suite, with the inclusion of the majority of rooms benefitting from integrated wardrobe space. A modern family bathroom serves the remaining bedrooms.

Outside, the front garden is attractively landscaped with neatly maintained shrubs and plants, and the driveway offers generous parking. The rear garden is a private and tranquil retreat, featuring tasteful slabbing, a pergola structure, and lush planting that enhances the outdoor experience.

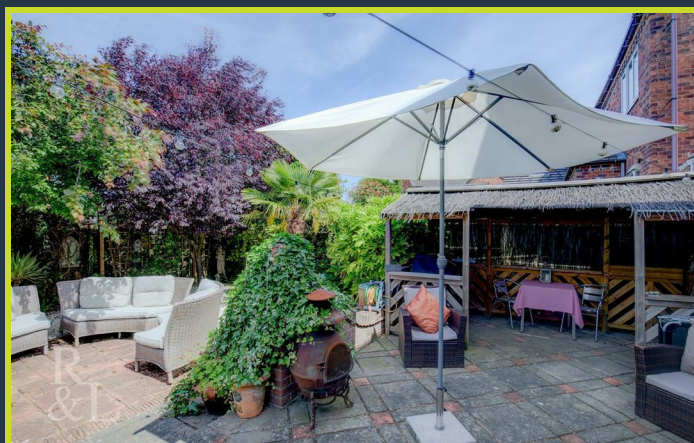
A standout feature of this home is its desirable front aspect, overlooking a the Overseal Orchard.

This is a thoughtfully laid-out and well-presented home in an enviable setting—ideal for families seeking both indoor comfort and outdoor connection.





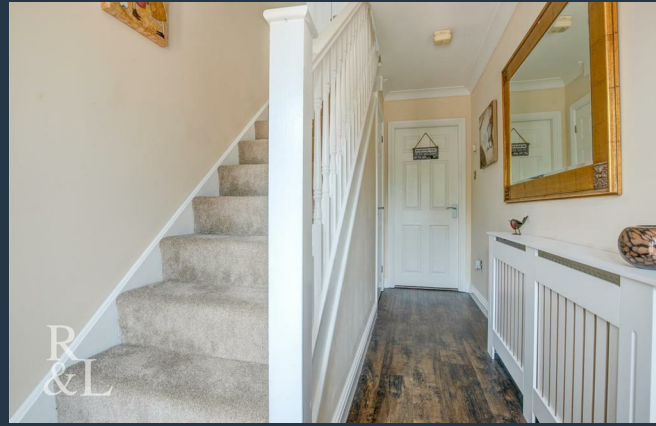
- Offers in the Region of £435,000
- No Upward Chain
- Four Bedroom Detached
- Extensive Open-plan Kitchen/Diner
- Living Room Fireplace & Bay Window
- Conservatory
- En-suite Bathroom
- Attached Double Garage
- Overlooking the Overseal Orchard
- Freehold/ EPC Rating - C / Council Tax Band - F





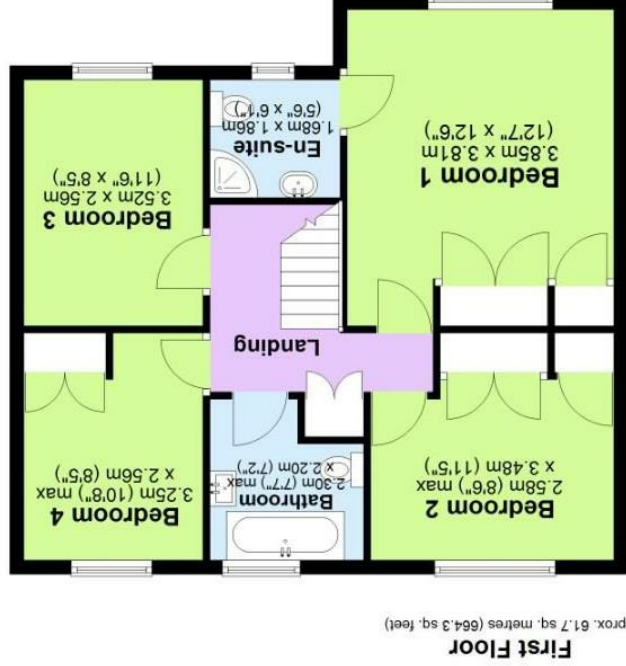
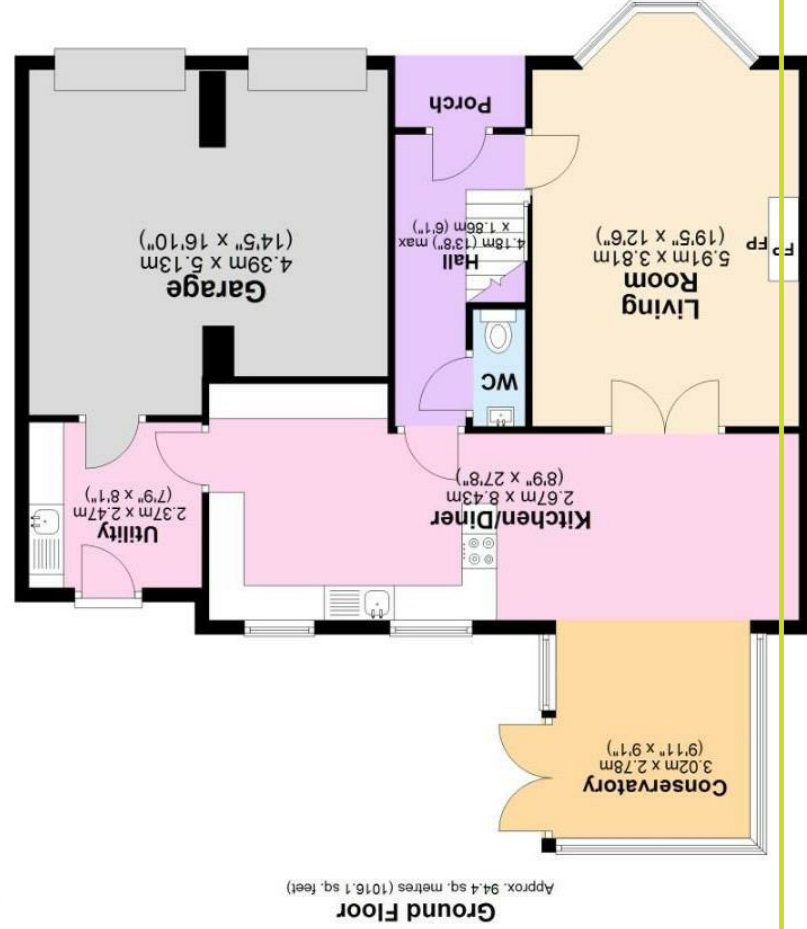






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Total area: approx. 156.1 sq. metres (1680.4 sq. feet)



| England & Wales | |
|---------------------------------------------|---------|
| EU Directive 2002/91/EC | |
| Not energy efficient - higher running costs | |
| (1-20) | G |
| (21-38) | F |
| (39-54) | E |
| (55-68) | D |
| (69-80) | C |
| (81-91) | B |
| (92 plus) | A |
| Very energy efficient - lower running costs | |
| Potential | Current |
| 73 | 82 |

| England & Wales | |
|-----------------------------------------------------------------|---------|
| EU Directive 2002/91/EC | |
| Not environmentally friendly - higher CO ₂ emissions | |
| (1-20) | G |
| (21-38) | F |
| (39-54) | E |
| (55-68) | D |
| (69-80) | C |
| (81-91) | B |
| (92 plus) | A |
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| Potential | Current |

EPC



PROTECTED

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