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10 Glade Lane

| LE65 2RP | Guide Price of £400,000 - £425,000

ROYSTON  
& LUND

- Guide Price of £400,000 - £425,000
- \*No Upward Chain\*
- Spacious Principal Bedroom with En-suite / Fitted Wardrobes
- Generously Size Living Room with Walk-in Bay Window
- Landscaped South-Facing Garden
- Four Bedroom Detached
- Three Storey with Additional Landing Space
- Full-Width Kitchen / Diner with Integrated Appliances
- Detached Garage with Large Driveway
- EPC Rating - B / Council Tax Band - D / Freehold Property





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This impressive four-bedroom detached home is arranged across three floors and offers well-considered, contemporary living throughout.

The ground floor opens into an inviting entrance hall, enhanced by subtle dado railing that leads through to the staircase and landing. To the left sits an generously-sized living room, featuring a walk-in bay window that adds both character and additional space.

Straight ahead from the hallway is a full-width kitchen and dining room, thoughtfully designed and fully equipped with an integrated dishwasher, washing machine, fridge-freezer, gas hob, oven and grill/microwave. Sleek, glossy cabinetry paired with matching neutral worktops, creating a clean and modern finish; while French doors provide direct access out to the garden. A convenient ground floor WC completes this level.

The first floor offers three well-proportioned bedrooms, two of which benefit from fitted wardrobes, while the third lends itself perfectly to use as a home office if not required as a bedroom. The family bathroom is finished to a high standard and includes a separate shower.

Rising to the second floor, a further set of stylish banister stairs leads to an impressive principal suite. This spacious bedroom enjoys a vaulted ceiling, deep fitted sliding wardrobes and a luxury en-suite shower room, enhanced by a Velux window that floods the space with natural light. All curtains and blinds included in sale.

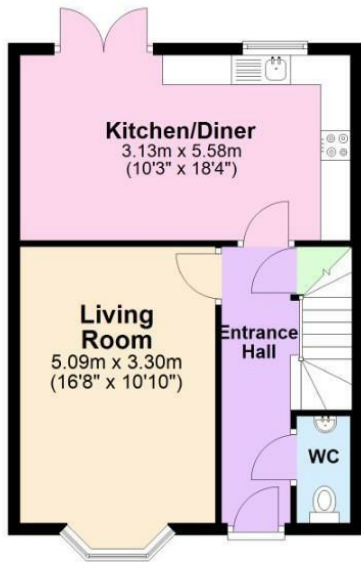
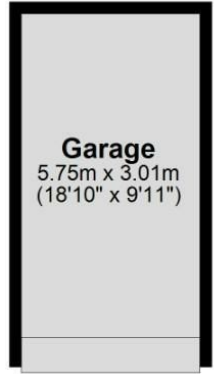
Externally, the garden is south-facing and has been carefully landscaped with patio slabbing separated by sleepers, leading up to a raised lawn. To the rear, further raised sleeper beds provide space for planting, and there is useful side access via a gate. A large driveway sits to the side, leading to a detached garage which adds both practicality and a sense of privacy.

\*Annual Maintenance charge of approx. £230

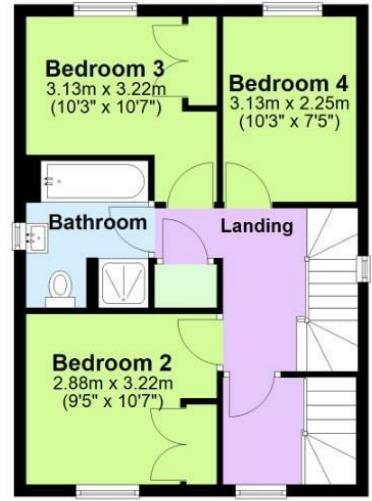
For more information: [https://reports.sprift.com/property-report/?access\\_report\\_id=4975314](https://reports.sprift.com/property-report/?access_report_id=4975314)



**Ground Floor**  
Approx. 61.5 sq. metres (662.0 sq. feet)



**First Floor**  
Approx. 44.0 sq. metres (473.4 sq. feet)



**Second Floor**  
Approx. 31.2 sq. metres (335.4 sq. feet)



Total area: approx. 136.6 sq. metres (1470.8 sq. feet)



## EPC

| Energy Efficiency Rating                                        |           |           |
|-----------------------------------------------------------------|-----------|-----------|
|                                                                 | Current   | Potential |
| Very energy efficient - lower running costs                     |           |           |
| (92 plus) <b>A</b>                                              |           | <b>94</b> |
| (81-91) <b>B</b>                                                | <b>84</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              |           |           |

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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