



37 Main Street

| DE12 6LG | Guide Price Guide Price £325,000 - £335,000

ROYSTON
& LUND

- Offer's In The Region of £315,000 - No Upward Chain!!
- Ample Size Living Room Space
- Multiple Bay Windows
- Ground Floor & Outside WC
- EPC Rating - D
- Three Bedroom Detached
- Modern Integrated Kitchen
- Featured Lighting
- Generous Well-kept Garden
- Council Tax Band - C - Freehold





GUIDE PRICE £300,000-£310,000

A PERSONAL TOUR IS HIGHLY RECOMMENDED.

Situated in a pleasant residential area, this three-bedroom detached property offers generous living accommodation, modern interiors, and attractive outdoor space—perfect for growing families or those seeking comfortable, well-maintained living.

The ground floor welcomes you with an ample-sized living room, ideal for both everyday relaxation and entertaining guests. Natural light pours in through the charming bay window, creating a bright and inviting atmosphere. Flowing seamlessly from the living area, is the dining room with featured pendant lighting and another bay window, which in turn leads into a modern, integrated kitchen—stylish and practical, with everything you need at your fingertips.

Upstairs, you'll find three well-appointed bedrooms, each offering a comfortable and peaceful retreat. A modern family bathroom completes the upper floor, tastefully finished for contemporary living.

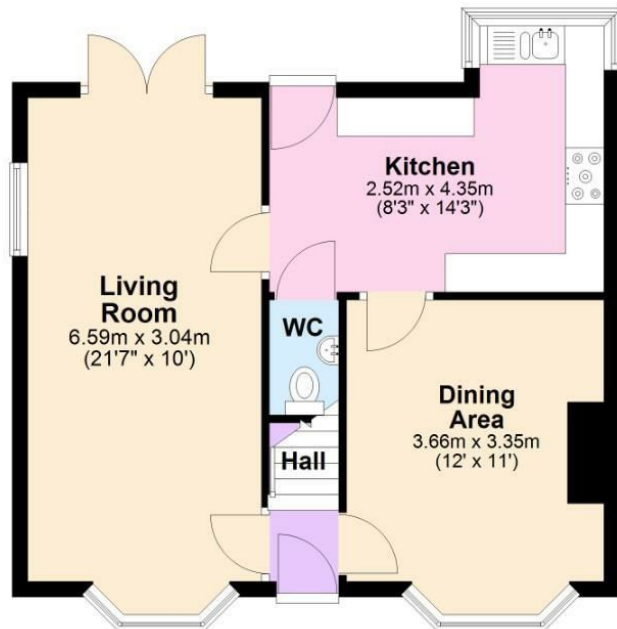
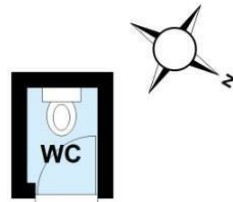
Externally, the property features a well-kept garden, adorned with a variety of mature plants and shrubs, adding colour and character throughout the year. To the front, a good-sized driveway offers ample off-road parking.

This property combines charm, space, and modern convenience, making it a wonderful place to call home.



Ground Floor

Approx. 51.1 sq. metres (549.9 sq. feet)



Total area: approx. 88.3 sq. metres (950.4 sq. feet)

First Floor

Approx. 37.2 sq. metres (400.5 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		
	46	75

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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