



28 Brunt Lane

| DE11 7EW | Offers In The Region Of £220,000 - £230,000

ROYSTON
& LUND

- Three Bedroom Semi-Detached Home
- Large Kitchen/Diner with Patio Doors to the South Facing Garden
- Good Size Living Room with Double Patio Doors to the Garden
- En-suite Bathroom and Family Bathroom
- Private Driveway
- EPC Rating - C
- Ground Floor WC
- Detached Garage
- South-Facing Garden
- Freehold - Council Tax Band - C





A three-bedroom semi-detached home - perfect for a first time buyer or investor.

Upon entering, you are greeted by a welcoming large open and traditional kitchen-diner, with a range of wall and base units and breakfast bar. Double patio doors lead out to a south facing garden.

Connected is an ample-sized living room, complete with a feature fireplace. Natural light floods the space with dual aspect windows and further double patio doors into the garden. Additionally, the ground floor benefits from a WC,..

Upstairs, you'll find three well-appointed bedrooms, each offering comfortable proportions and versatile space. One of the bedrooms favours from its own en suite bathroom, adding a touch of luxury and privacy.

Externally, the property benefits from a detached garage, offering additional storage or parking space, and a private driveway accommodating multiple vehicles.

The area is also well situated, being local to many supermarkets, schools, restaurants and greens. This home combines traditional charm with modern convenience and is sure to appeal to a wide range of buyers.





EPC

Energy Efficiency Rating

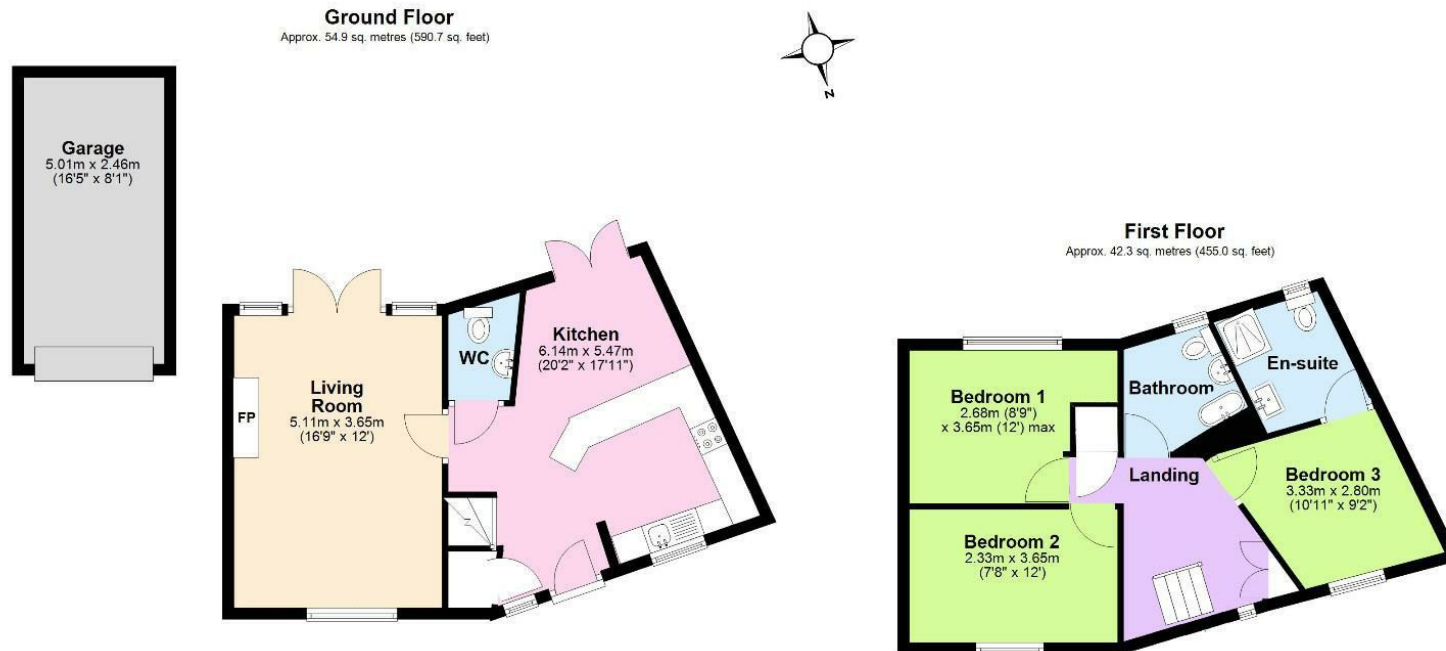
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	78	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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



Total area: approx. 97.1 sq. metres (1045.6 sq. feet)

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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