



40 Money Hill

| LE65 1JH | Guide Price Guide Price £280,000 to £290,000

ROYSTON
& LUND

- Guide Price £280,000 to £290,000
- Living Room with Log Burner, Conservatory
- Family Bathroom & Downstairs WC
- Private Driveway and Attached Garage
- Council Tax Band - B
- Three Bedroom Semi-Detached Home
- Open-Plan Kitchen to Dining Area
- Ample Size Garden with Decking Area
- EPC Rating - C
- Freehold





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Royston & Lund are delighted to present this three-bedroom semi-detached home, offering a blend of modern living and comfort, with generous outdoor space.

On the ground floor, you'll find a fully integrated open-plan kitchen and dining area, seamlessly connecting into a cosy living room with a charming log burner mantelpiece. The living space flows naturally through to a bright conservatory, perfect for relaxing while enjoying views of the garden. A ground floor WC adds extra convenience.

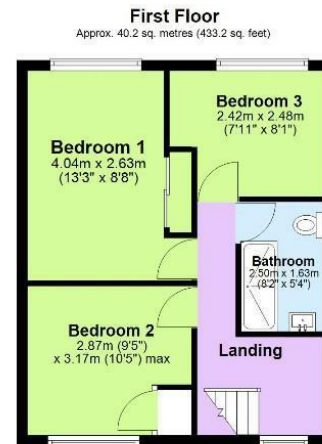
Upstairs, three well-proportioned bedrooms include integrated storage, and the modern family bathroom is finished in elegant neutral greys and whites. The bathroom features a shower-bath hybrid and a heated towel rail, combining practicality with style.

Outside, the garden is thoughtfully landscaped. Steps lead to a lawn with various areas comprised of decking, slabbing, and slate. Additionally, the summerhouse provides a versatile retreat, while soil beds offer plenty of scope for plants and gardening.

To the front, the property benefits from a garage accommodating up to two vehicles, plus a generous driveway with additional parking for multiple further vehicles.

This home is ideal for families or anyone seeking versatile living spaces paired with a well-landscaped garden for both entertaining and relaxing.





Total area: approx. 114.5 sq. metres (1232.9 sq. feet)



EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		89
(69-80) C	75	
(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		

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