



28 Brunt Lane

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

ROYSTON
& LUND

- Offer In The Region £210,000
- Good Size Living Room
- En-suite Bathroom and Family Bathroom
- Private Driveway
- EPC Rating - C
- Three Bedroom Semi-Detached Home
- Ground Floor WC
- Detached Garage
- South-Facing Garden
- Freehold - Council Tax Band - C





Guide Price £210,000

Royston & Lund are delighted to present this three-bedroom semi-detached home offering a perfect blend of comfort, practicality, and traditional charm—ideal for families or those looking to upsize.

Upon entering, you are greeted by a welcoming open and traditional kitchen-diner, presenting plenty of room for culinary enthusiasts, with thoughtful layout and storage options.

Connected is an ample-sized living room, complete with a feature fireplace that adds warmth and character. Natural light floods the space, creating a bright and inviting atmosphere for everyday living and relaxing. Additionally, the ground floor benefits from a WC, a practical addition for guests and daily use.

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

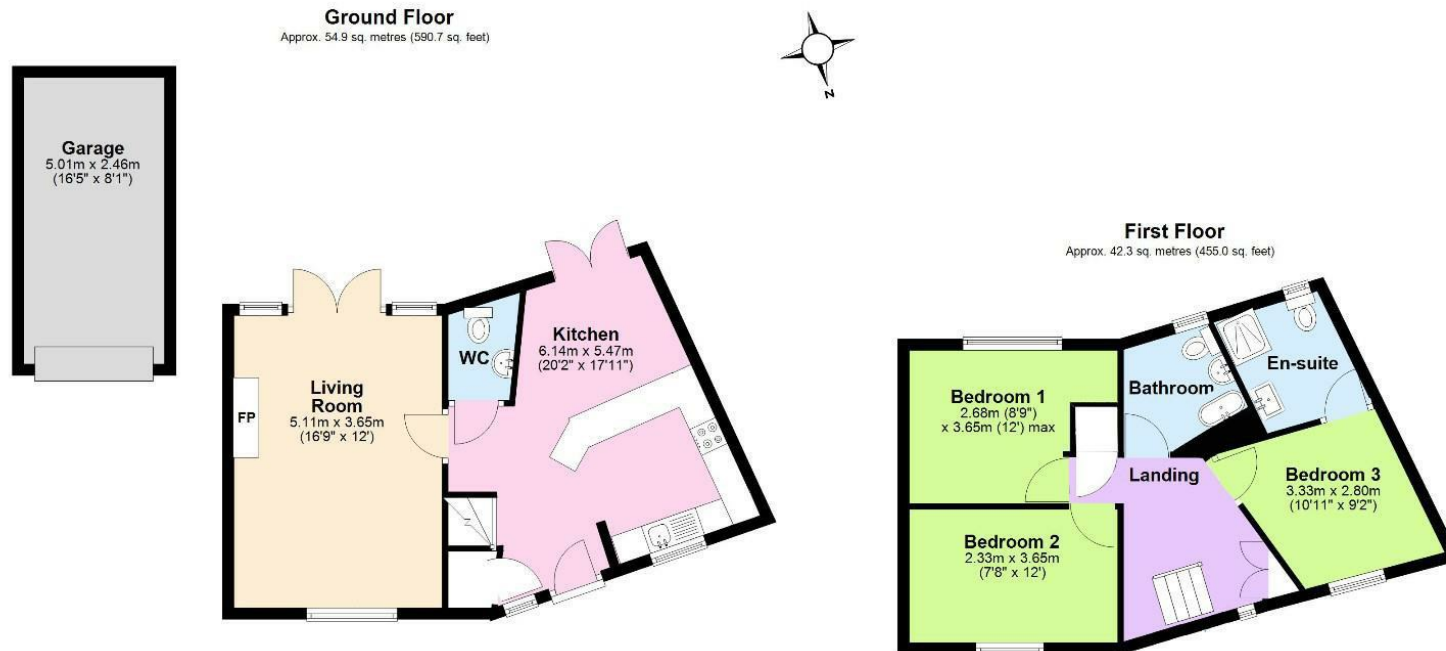
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B	78	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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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& LUND**