

SUPERIOR HOMES

ROYSTON & LUND



89 Burton Road

| LE65 2LG

Offers In The Region Of £950,000

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Exquisite Four-Bedroom Detached Home and Double Garage with Stunning South-West Facing Garden

Step through the storm porch and admire the original 1930s stained-glass windows, beautifully preserved within triple glazing, before entering the elegant entrance hall. This welcoming space features tasteful floor tiles and shaker-style staircase panelling, setting the tone for the exceptional character and craftsmanship found throughout.

Ahead, through a glass-panelled door, lies the heart of the home, a breathtaking brand new open-plan kitchen, dining, and living area. Thoughtfully designed for modern family life, this space exudes charm and sophistication, with period-style pendant lighting suspended over a Leathered Granite island worktop featuring custom edging and a ceramic double butler sink. The shaker-style cabinets and drawers house brand-new integrated appliances, including a NEFF dishwasher.

To the rear, graceful French doors set within a bay window open out onto a beautifully landscaped, south-west facing garden, flooding the space with natural light. Adjoining the kitchen is a seamlessly designed utility room finished to the same high standard, complete with a second butler sink, a ground-floor WC, and side access to outside.

At the front of the ground floor, there are two generous reception rooms, each with bay windows adding character and brightness. The main lounge features a log burner as its centerpiece, framed by a refined mantelpiece surround, creating a perfect blend of warmth and style. Underfloor heating runs through the open-plan living space, kitchen, utility room, WC, and front lounge, providing consistent comfort throughout these areas, while the second front reception room, ideal as a playroom or study, maintains a cosy traditional warmth.





- Offers in the Region of £950,000
- Four Bedroom Detached
- Brand New Beautifully Finished Open-Plan Kitchen/Dining Room
- Multiple Reception Rooms Including Bay Windows and Log Burner Fireplace
- Generous Plot with South-West Facing Rear Garden
- Bedroom One with Connecting Office and En-suite
- Original Period Stained Glass Windows Inside Triple Glazing
- Underfloor Heating in Lounge, Dining/Living Area, Utility and WC
- Large Double Garage / Store Room with Multiple Solar Panels
- Freehold / EPC Rating - A / Council Tax Band - F









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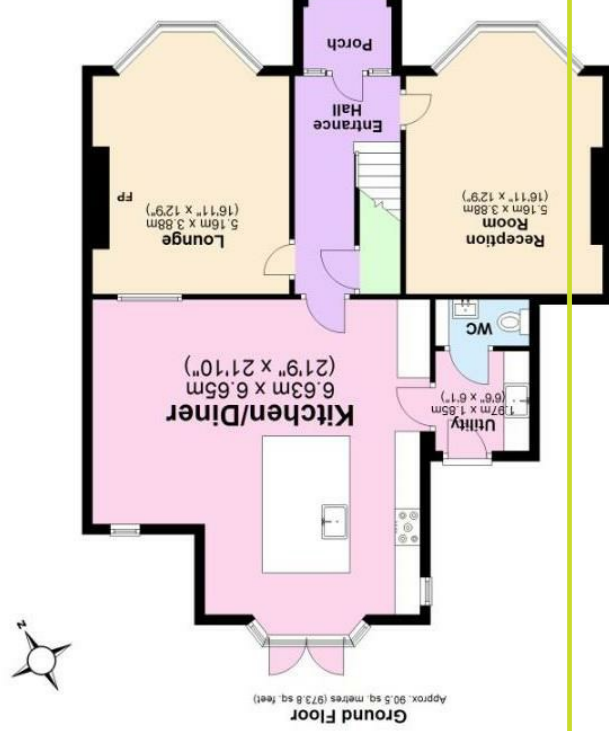
Upstairs, there are four double bedrooms, each thoughtfully arranged and full of natural light. The principal bedroom, accessed through a walk-through office space, enjoys fitted sliding wardrobes and a private new en-suite shower room finished with sophisticated tiling. The two front bedrooms feature bay windows and decorative fireplaces, maintaining the home's period character. A new bathroom to the front continues the shaker-style detailing, completing the first floor.

The rear garden is a true highlight, a generous, south-west facing plot with a stone patio area, a long, well-maintained lawn, summerhouse with decking, and a greenhouse, all surrounded by established shrubs and plants. To the side, there is access to a double garage with connected storage, topped with 16 solar panels providing energy efficiency. Ample off-road parking is available to the side and front, with mature hedging offering excellent privacy.

The loft space is fully boarded attic, showing potential for further development.

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.

Total area: approx. 171.7 sq. metres (1848.4 sq. feet)



Environmental Impact (CO ₂) Rating		Energy Efficiency Rating	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
Very environmentally friendly - lower CO ₂ emissions		Very energy efficient - lower running costs	
(A)		(A)	
(B)		(B)	
(C)		(C)	
(D)		(D)	
(E)		(E)	
(F)		(F)	
(G)		(G)	
(1-20)		(1-20)	
Not environmentally friendly - higher CO ₂ emissions		Not energy efficient - higher running costs	
Current		Current	
Potential		Potential	

EPC



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