



11 Dickinson Close

| LE65 2WD | Guide Price £450,000

ROYSTON
& LUND

- ***Guide Price £450,000 - £465,000***
- Open Plan Kitchen/Dining Room With Integrated Appliances
- Downstairs WC And Under Stair Storage
- A Short Drive From Numerous Amenities
- EPC Rating - B
- Four Bedroom Detached Family Home
- Separate Utility Space
- Study/Snug
- Principle Bedroom With Fitted Wardrobes And Ensuite
- Freehold / Council Tax Band - E





Guide Price £450,000 to £465,000

A Beautifully Presented Four-Bedroom Detached Home with Garage, Loft Storage & Landscaped Garden

Step into this charming four-bedroom detached property, offering generous living space and modern finishes throughout. Upon entering, you're greeted by a bright and airy hallway that sets the tone for the rest of the home. To the right, you'll find a dedicated home office; while to the left, a spacious living room provides a relaxing space for family time and entertaining.

Straight ahead, the hallway leads to a stylish open kitchen and dining area, featuring neutral cabinetry, sleek spotlights, and a clean, contemporary finish. A connecting utility room offers added convenience and includes access to a WC. French doors open directly from the kitchen onto the rear garden.

The back is thoughtfully landscaped with a combination of patio slabs and well-maintained turf. Mature shrubs, colourful flowers, and small trees border the space, creating a peaceful and private setting ideal for both relaxation and entertaining.

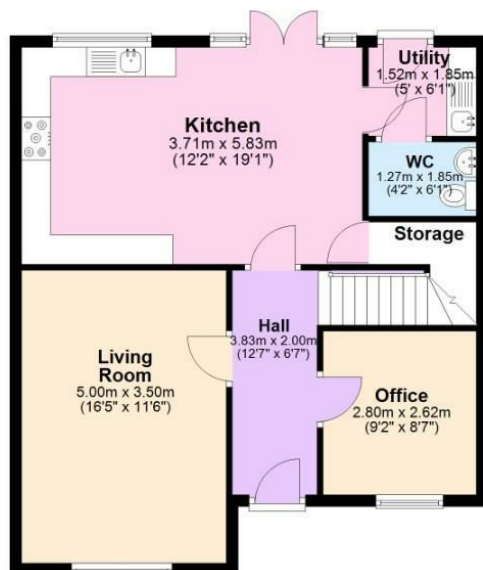
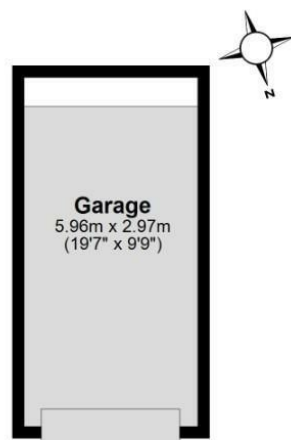
Upstairs, there are four well-appointed bedrooms. The principal bedroom benefits from fitted wardrobes and a modern en-suite shower room. The remaining bedrooms are of good size and served by a beautifully designed family bathroom, complete with a separate bath and walk-in shower.

To the front, there's ample off-road parking leading up to a detached garage, which not only provides secure parking and storage but also benefits from a boarded loft space- perfect for additional storage or hobby use.

Dickinson Close is conveniently located near well-rated schools, including Ashby School and Ivanhoe College, making it ideal for families. The nearby town centre offers supermarkets, independent shops, cafés, and leisure facilities such as Hood Park Leisure Centre and the Bath Grounds. Residents also benefit from good transport links via the A42, regular bus services, and proximity to East Midlands Airport.



Ground Floor
Approx. 81.0 sq. metres (872.0 sq. feet)



First Floor
Approx. 63.5 sq. metres (683.1 sq. feet)



Total area: approx. 144.5 sq. metres (1555.0 sq. feet)



EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	85	
(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

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.

**ROYSTON
& LUND**