



11 Main Street

| LE67 2AS | Auction Guide £270,000

ROYSTON
& LUND

- Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £270,000
- Two Sizable Reception Rooms with Fireplaces
- Master Bedroom Fitted Wardrobes
- Gated Driveway
- EPC Rating - D, Freehold
- Three Bedroom Semi-Detached Cottage Dating Back in Part to 1709
- Large Kitchen with Built-in Aga Oven & Hob
- Original Feature Throughtout Including Stained Glass Windows
- Long Plot of Land
- Council Tax Band - C





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A character-filled three-bedroom semi-detached home offering a unique blend of traditional features and flexible living space, ideal for those who appreciate period detail and room to personalise. This property dates back in part to 1709 and 1800's and the vendor has the original Land Registry documents. Originally the bakehouse for the bakery in the village it is steeped in history as is the area.

As you step inside, you're welcomed by two reception rooms, each featuring their own fireplace. These versatile spaces can serve as cosy living rooms, formal dining areas, or a combination of both— perfect for family life or entertaining. The kitchen is full of personality, complete with a built-in AGA gas cooker, adding warmth and timeless charm to the heart of the home.

Upstairs, the property continues to impress with high ceilings and long, characterful hallways that create a sense of openness and flow. The master bedroom features fitted wardrobes for convenient storage, while the adjacent rooms showcase stained glass details and an airy feel, adding to the home's period appeal. The third bedroom offers flexibility, ideal as a study or home office, and includes a sun tube to draw in natural light.

At the end of the hallway, you'll find a well-appointed bathroom complete with twin sinks, offering both style and practicality for busy mornings or relaxing evenings.

Outside, the front of the home is framed by a low wall and a touch of garden space, giving it a welcoming, classic frontage. To the side, a very long and spacious driveway provides excellent off-road parking and easy access—perfect for multiple vehicles or even future development potential (subject to planning) leading to an area of lawn.

This home offers a rare opportunity to enjoy traditional architecture with modern comforts in a layout that suits both growing families and those working from home.



EPC

Energy Efficiency Rating

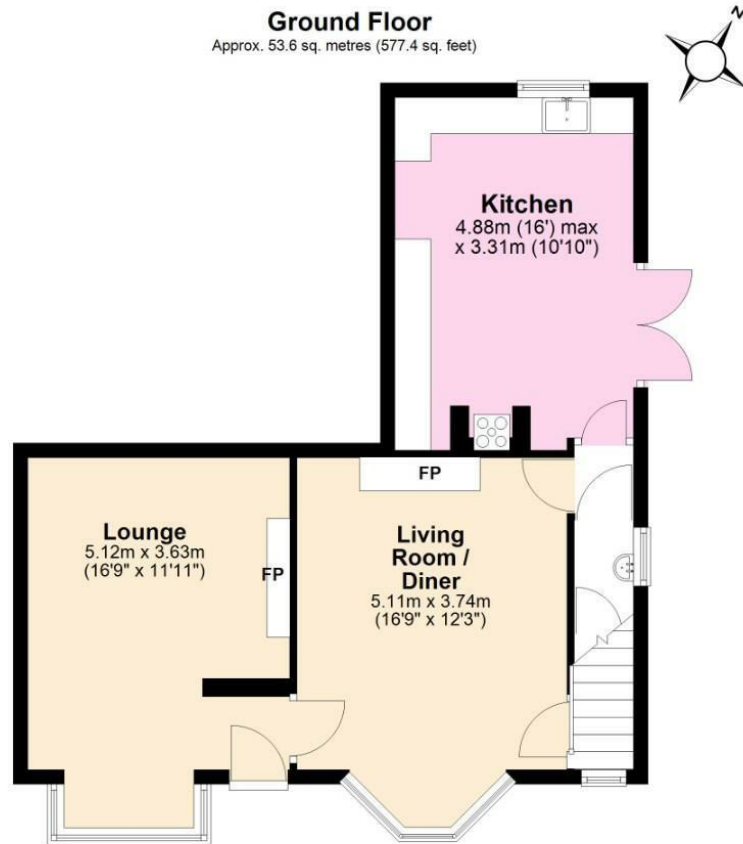
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	55	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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. 105.6 sq. metres (1137.0 sq. feet)

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