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79 Main Street

Albert Village | DE11 8EN | Guide Price £210,000

ROYSTON
& LUND

- Guide Price: £210,000 - £220,000
- Kitchen Finished to a High Standard
- Spacious Family Bathroom with Shower & Bath
- Driveway for Multiple Vehicles + Car Charger
- Council Tax: A // EPC: D
- Three Bedroom Family Home
- Living Room with Log Burning Stove
- South-West Facing Garden with Car Port
- Close to Numerous Amenities & Transport Links
- Flying Freehold





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A beautifully presented three-bedroom home offering generous accommodation, stylish finishes and excellent outdoor space.

An inner porch opens into a welcoming living room, where a striking stone-effect fireplace housing a log burner creates an impressive focal point. Beyond is a separate lounge/dining room with an electric fire, providing flexible space for relaxing and entertaining.

To the rear, the extended kitchen has been finished to a high standard with sleek gloss cabinetry, extensive work surfaces and integrated appliances. A breakfast bar provides a useful informal dining area, while double doors open directly onto the garden.

Upstairs are three well-proportioned bedrooms, including a spacious principal bedroom with built-in mirrored wardrobes. All three rooms are served by a generous family bathroom featuring both a bath and a separate shower enclosure.

Outside, the driveway provides off-road parking for multiple vehicles, with an electric car charger and leads to a gated integral car port. The rear garden is arranged for easy enjoyment, with a paved patio, covered decked seating area and artificial lawn, together with a wooden storage shed at the far end.

For more information: https://reports.sprift.com/property-report/?access_report_id=5573673

**Property includes drawings for a loft conversion, both with and without a dormer window. Please ask the agent if you would like to view them.

**Buyers Note: Property Conveyance - Subject to a right of way for Number 80 Main Street. Please ask solicitor for further details.

Flying Freehold





Total area: approx. 134.6 sq. metres (1449.3 sq. feet)



EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	64	
(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

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