



22 Quarry Lane

Snarestone | DE12 7DD | Guide Price £375,000

ROYSTON
& LUND

- Guide Price: £375,000 - £385,000
- Popular Location of Snarestone
- Ground Floor WC
- Peaceful Setting & Surrounding Area
- EPC: C
- Three Bedroom Family Home
- Open Living/Dining Room
- Ample Garden Space
- Council Tax: B
- Freehold





*** Guide Price: £375,000 - £385,000 *** No Chain

Located in a highly regarded part of the sought after village of Snarestone, this well presented three bedroom semi-detached family home occupies a generous plot with beautifully established gardens to both the front and rear. Offering two spacious reception rooms and an exceptional rear garden, this property is perfectly suited to growing families.

Ground floor accommodation comprises a welcoming entrance hallway with stairs rising to the first floor and access to both reception rooms. The living room is a bright and inviting space, benefitting from a bay window to the front elevation, a feature fireplace and French doors opening onto the rear garden. Adjacent is a separate lounge/dining room, centred around a charming wood-burning stove set within a feature fireplace, together with a useful shelved alcove and sliding patio doors leading out to the garden, making it an ideal space for both everyday living and entertaining. To the rear of the property, the kitchen offers a generous range of fitted base and wall units, ample worktop space and side door providing convenient access outside. Completing the ground floor is a useful WC.

To the first floor are two generous double bedrooms and a single bedroom, ideal as a child's room, guest bedroom or home office. All three bedrooms are served by a modern three-piece shower room.

Externally, the property enjoys an attractive frontage with mature planting. The rear garden is undoubtedly a standout feature, extending to an impressive length and thoughtfully divided into a patio seating area immediately behind the house, a generous lawn, greenhouse and productive vegetable plots to the rear. Surrounded by established planting, it provides a wonderful outdoor space for keen gardeners, families and those looking to enjoy a peaceful setting.

For more information: https://reports.sprift.com/property-report/?access_report_id=5505677

Freehold





EPC

Energy Efficiency Rating

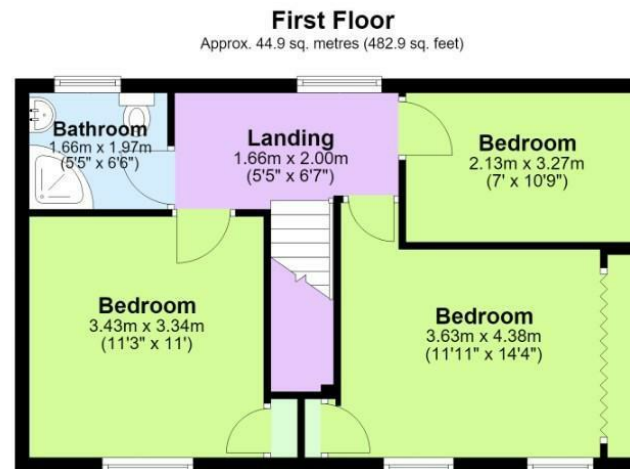
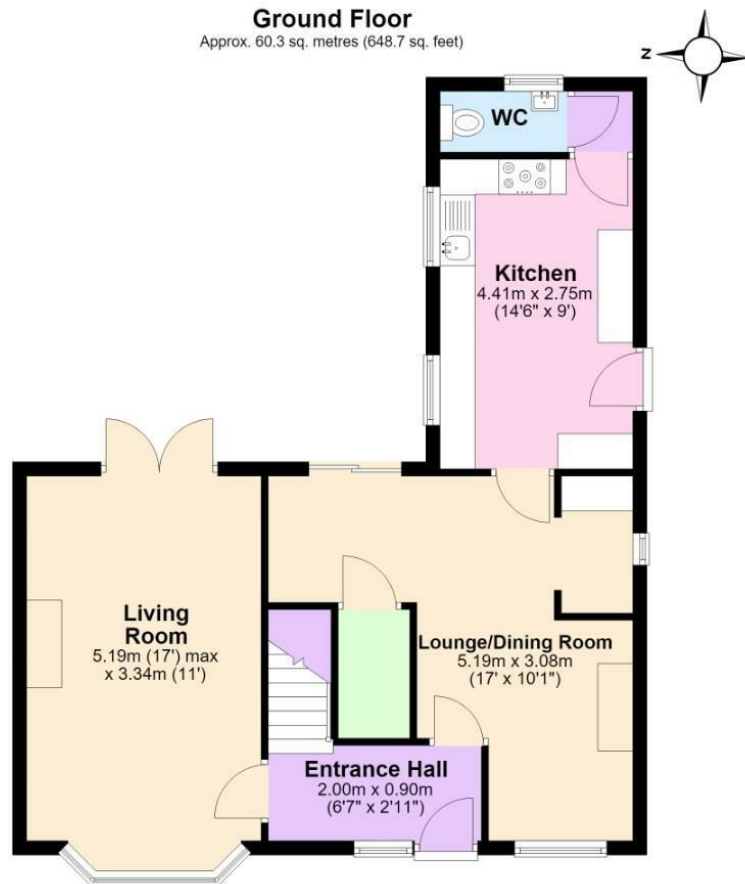
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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. 105.1 sq. metres (1131.7 sq. feet)

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