



33 Spring Avenue

| LE65 2RL | Offers In The Region Of £299,950

ROYSTON  
& LUND

- Three Bedroom Semi-Detached
- Two En-suites Bathrooms
- Velux Windows
- Low Maintenance Garden with Decking
- EPC Rating - B
- Three Unique Floors
- Fitted Wardrobes in Master Bedroom
- Integrated Kitchen Appliances
- Detached Garage & Driveway
- Council Tax Band - D





Royston & Lund are delighted to present this beautifully presented three-bedroom semi-detached home, offering spacious and modern accommodation arranged over three floors, ideal for families or professionals seeking both comfort and style.

The heart of the home is a contemporary kitchen, fully equipped with high-quality integrated appliances, providing a seamless and functional, open space for cooking and dining. The living areas are well-proportioned and filled with natural light, creating a warm and inviting atmosphere throughout.

The property features two nicely sized bedrooms with en-suite bathrooms, offering convenience and privacy, while the master bedroom boasts built-in fitted wardrobes for ample storage, also benefitting from a high ceiling and velux windows.

Outside, the low-maintenance garden is perfect for those who enjoy outdoor living without the upkeep. A smart decking area adds a stylish touch, ideal for relaxing or entertaining guests. The properties detached garage also acts as extra privacy whilst offering secure storage and parking, complemented by a private driveway that provides additional parking opportunity.

Situated in a sought-after residential area, the property benefits from excellent local amenities including supermarkets, cafes, parks, and fitness facilities all within easy reach. Families will appreciate the proximity to highly rated primary and secondary schools.

With a versatile layout, modern finishes, and thoughtful features throughout, this property combines practical living with contemporary charm—ready to move in and enjoy.

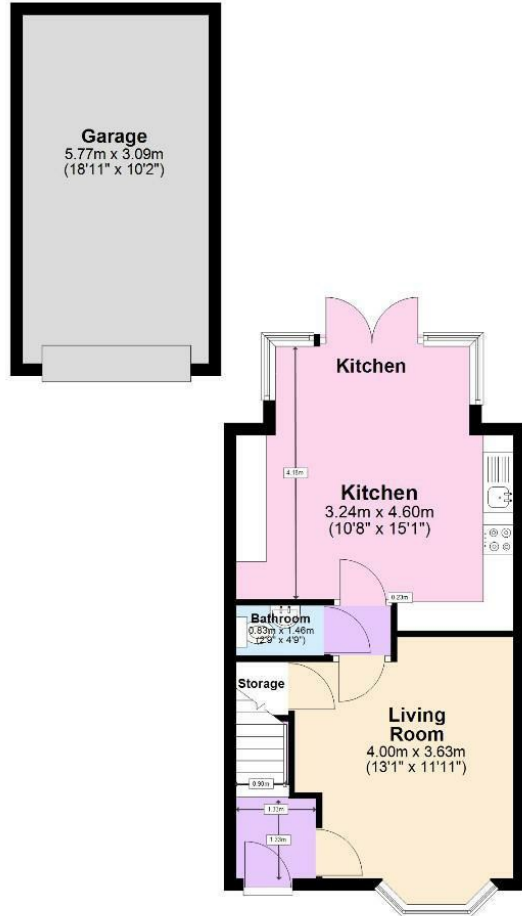




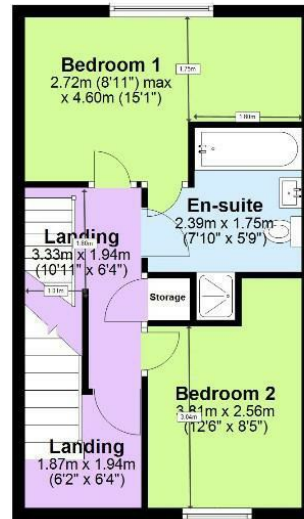
## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>95</b>
(81-91) <b>B</b>		<b>85</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

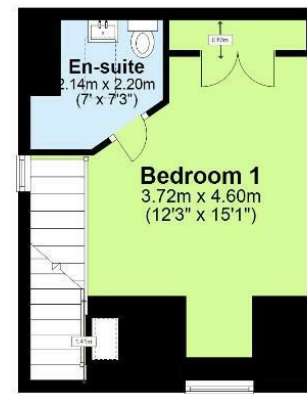
**Ground Floor**  
Approx. 56.5 sq. metres (608.1 sq. feet)



**First Floor**  
Approx. 37.4 sq. metres (402.1 sq. feet)



**Second Floor**  
Approx. 27.4 sq. metres (295.1 sq. feet)



Total area: approx. 121.3 sq. metres (1305.3 sq. feet)

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**