

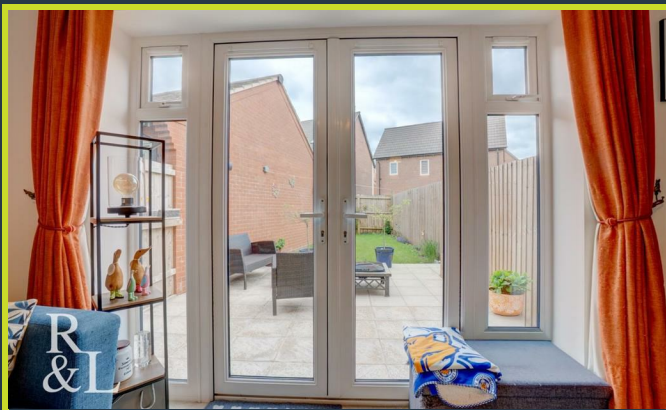


9 Booth Way

Hugglescote | LE67 2PF | Price Guide £280,000

ROYSTON
& LUND

- Guide Price £280,000 to £290,000
- Second Floor Principle Bedroom with En-suite
- Spacious Family Living/Dining Room
- Driveway with Car Port
- Council Tax C // EPC B
- Three Bedroom Semi-Detached Family Home
- First Floor Bathroom & Ground floor WC
- Rear Garage and Garden
- Close to Numerous Amenities & Transport Links
- Freehold





Guide Price £280,000 to £290,000

Royston & Lund are delighted to present this exquisite three-bedroom semi-detached family home, ideally situated on the outskirts of Hugglescote and within easy reach of a wide range of local amenities. Offering generous living space both inside and out, this property is perfectly suited as a first-time purchase or a growing family home. With ample parking, useful storage, and a well-proportioned rear garden, it caters effortlessly to modern family living.

The property opens into a welcoming entrance hallway, providing access to a contemporary kitchen on the right, a convenient ground floor WC on the left, and a spacious living room to the rear. A staircase leads to the first floor.

The kitchen is stylish and well-designed, offering ample storage and workspace, making it both practical and ideal for everyday use.

To the rear, the living room is bright and spacious, comfortably accommodating both lounge and dining areas while maintaining a cosy atmosphere. Large double doors flood the space with natural light and provide direct access to the garden, while a side window offers views of the driveway.

The ground floor WC adds further convenience for guests and family life.

The first floor comprises two well-proportioned bedrooms, positioned at the front and rear of the property, along with a family bathroom and a useful storage cupboard. The rear bedroom is the larger of the two and benefits from secondary access to the bathroom. A large window overlooks the garden, allowing plenty of natural light. The front bedroom features double windows and offers flexible layout options.

The family bathroom is finished with modern tiling and includes a bath with overhead shower, combining style with functionality.





EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	84	
(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

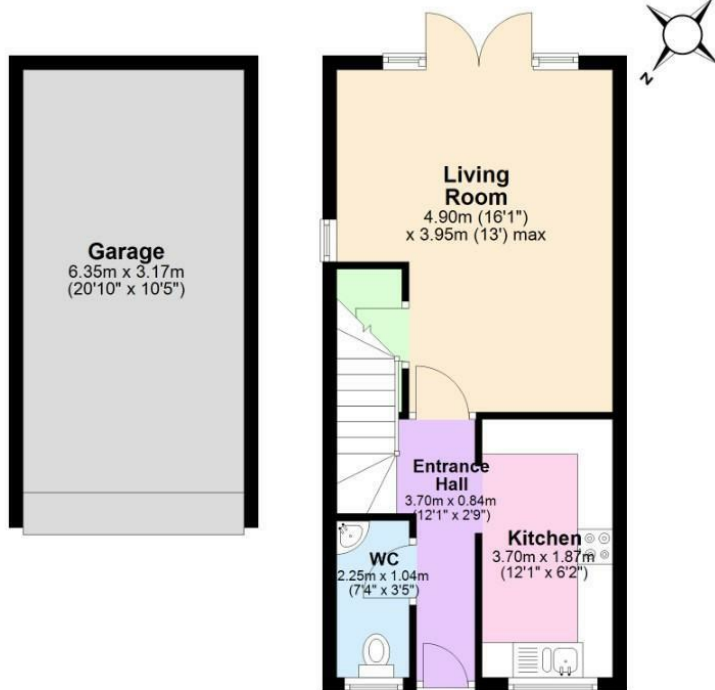
Environmental Impact (CO₂) Rating

	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

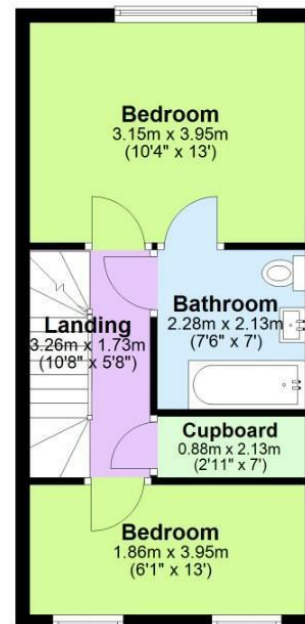
Ground Floor

Approx. 54.5 sq. metres (586.5 sq. feet)



First Floor

Approx. 33.5 sq. metres (360.6 sq. feet)



Second Floor

Approx. 27.1 sq. metres (291.3 sq. feet)



Total area: approx. 115.1 sq. metres (1238.4 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.

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