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&L

2 Slade Lands Drive

Chellaston | DE73 6QB | Offers In The Region Of £270,000

**ROYSTON  
& LUND**

- GUIDE PRICE  
£260,000 - £270,000
- Semi-Detached House
- Three Bedrooms, one with an En-suite
- Rear Garden - Driveway
- EPC Rating C
- Village Location
- Three Reception Rooms
- Family Bathroom
- Freehold
- Council Tax Band C





GUIDE PRICE £260,000 - £270,000 \*\*\* Video Tour Available Upon Request \*\*\*

Royston & Lund are pleased to bring to the market this well-presented semi-detached house situated in the popular suburb location of Chellaston. Amenities nearby include local shops, well-regarded school, transport links and Elvaston Castle Country Park.

Upon entering the property you are greeted by an entrance hall which provides access to a useful storage cupboard (former D/S WC) and the lounge. The lounge is a nicely sized room for the family with a front facing window and stairs to the first floor landing. The dining area has a bay window overlooking the garden and comprises an opening to the kitchen. The kitchen includes a range of units and sleek countertops providing ample storage. Lastly, to the ground floor there is an additional, versatile reception room with French doors providing access to the driveway.

To the first floor there are three well-proportioned bedrooms. The main bedroom benefits from fitted wardrobes, bay window to the front and a modern en-suite shower room/WC. The other bedrooms are complemented by the family bathroom which includes a three piece suite.

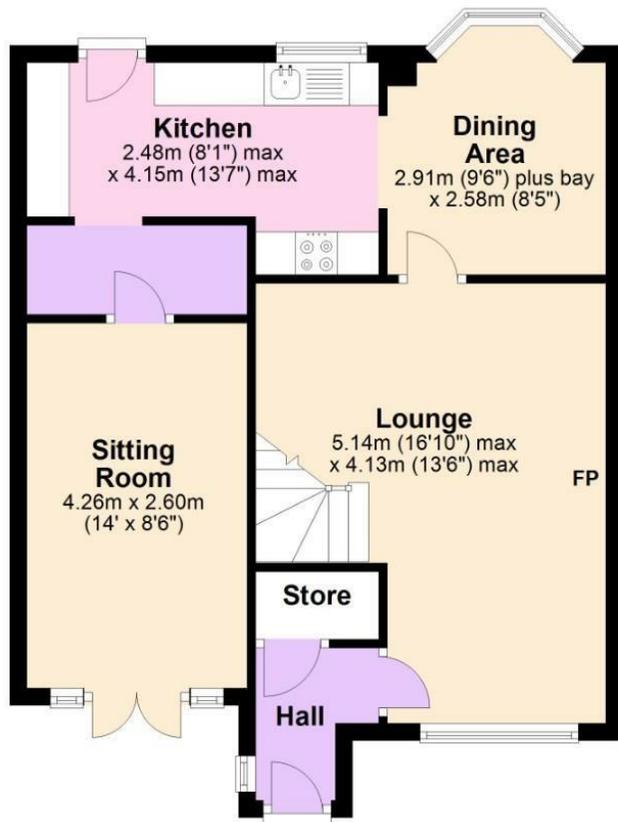
Outside, to the rear there is a well-maintained rear garden with a patio area and a lawn with shrubs. To the front there is off-street parking for two cars.





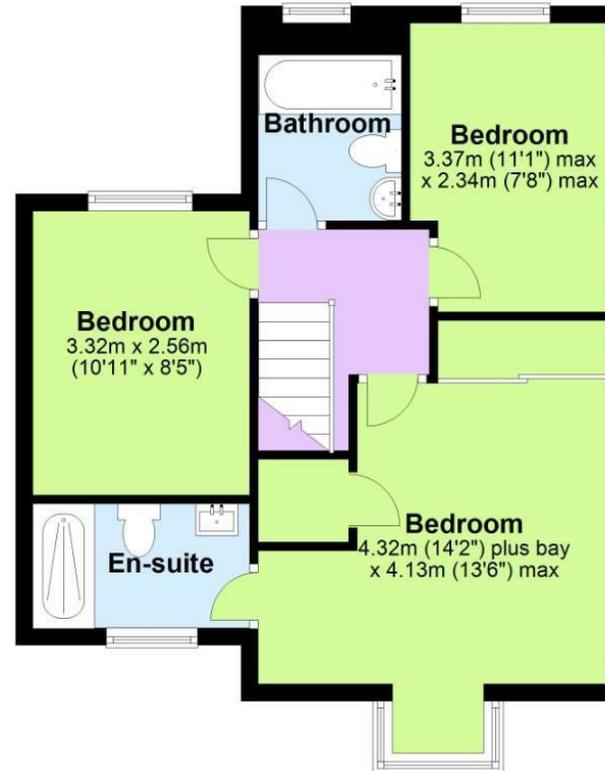
### Ground Floor

Approx. 52.5 sq. metres (565.3 sq. feet)



### First Floor

Approx. 45.2 sq. metres (486.1 sq. feet)



Total area: approx. 97.7 sq. metres (1051.4 sq. feet)

### EPC

#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>72</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		

England & Wales 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		

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