

SUPERIOR HOMES

ROYSTON & LUND



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& L

28 Brook Street

Hartshorne | DE11 7AH

Guide Price £550,000

OFFERS INVITED IN BETWEEN THE REGION OF £550,000 - £575,000

This beautifully presented four-bedroom detached home offers stylish, modern living with a warm and inviting feel in the charming village of Hartshorne.

At the heart of the home is a stunning, light-filled kitchen, thoughtfully designed with a large central island and breakfast bar—perfect for both everyday living and entertaining. The generous layout provides ample work and dining space, with French doors opening out to the rear garden with field views, allowing natural light to flood in.

The living room is both comfortable and welcoming, featuring a cosy log burner that provides a lovely focal point—ideal for relaxing evenings. The ground floor also benefits from a practical layout including a welcoming entrance hall, a convenient WC, and a separate utility room off the side of the kitchen.

Upstairs, there are four well-proportioned bedrooms, including a principal bedroom with its own en-suite and Juliette balcony with stunning field views. A stylish family bathroom completes the first floor, with all rooms enjoying plenty of natural light and a well-balanced layout.

The garden is a standout feature of the property, offering a charming patio area with steps leading up to a well-maintained lawn. The garden is thoughtfully stocked with a variety of shrubs and bushes, creating a pleasant and private outdoor space. The property also comes with a complimentary hot tub. Beyond, the open views across the fields provide a wonderful sense of countryside living. The property is further enhanced by a detached garage and additional parking. T

For more information: https://reports.sprift.com/property-report/?access_report_id=5136101





- Offers invited in between the region of £550,000 - £575,000
- 4 Bedroom Detached House
- Log Burner
- Stylish Family Bathroom
- Open Views
- Separate Utility Room
- Private Garden
- EPC D
- Council Tax D
- Freehold





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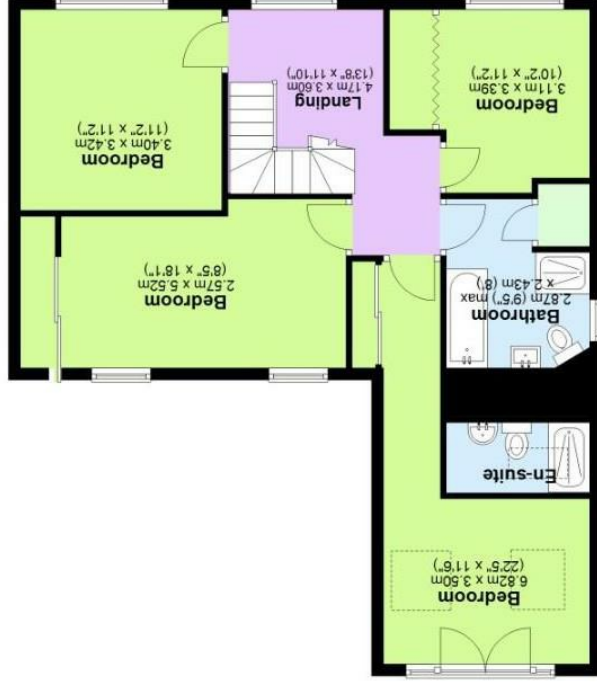


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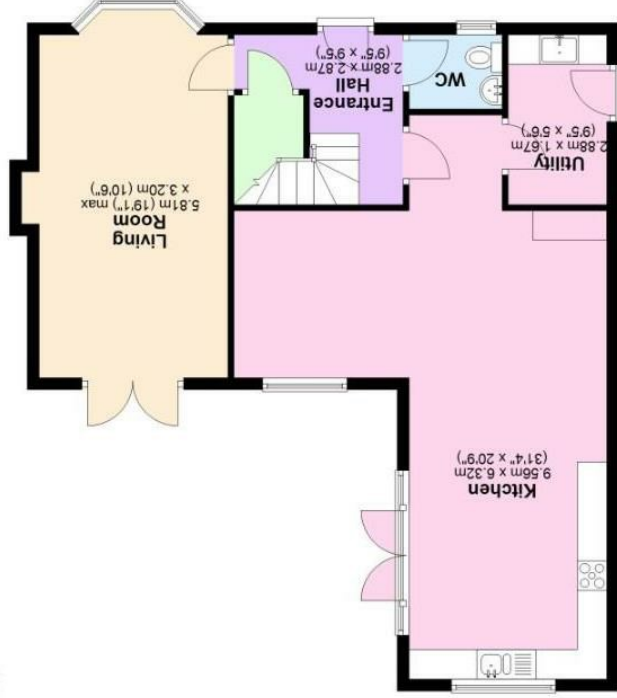


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

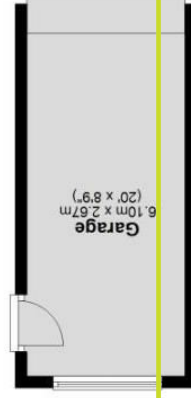
Total area: approx. 165.7 sq. metres (1783.5 sq. feet)



First Floor
Approx. 76.1 sq. metres (819.3 sq. feet)



Ground Floor
Approx. 88.6 sq. metres (964.2 sq. feet)



England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	Potential
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
67	
77	
Energy Efficiency Rating	
EU Directive 2002/91/EC	
Very environmentally friendly - lower CO2 emissions	Potential
(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 CO2 emissions	
67	
77	
Environmental Impact (CO ₂) Rating	

EPC

