



R
&L

8 Main Street

Newton Burgoland | LE67 2SE | Guide Price £350,000

ROYSTON
& LUND

- Guide Price: £350,000 - £360,000
- Two Reception Rooms with Fireplaces
- Garden Studio with WC
- Spacious Garden with Established Plants & Hedgerow
- Council Tax: B // EPC: TBC
- Two Bedroom Family Home
- Utility Area and Rear Conservatory
- First Floor Bathroom
- Close to Numerous Amenities
- Freehold





Guide Price £350,000 - £360,000

Royston & Lund are delighted to present this charming and characterful two-bedroom semi-detached home, situated in the desirable village of Newton Burgoland. Beautifully presented throughout and full of period features, this unique property offers versatile living accommodation alongside a generous rear garden complete with a garden studio, patio seating areas and vegetable plot.

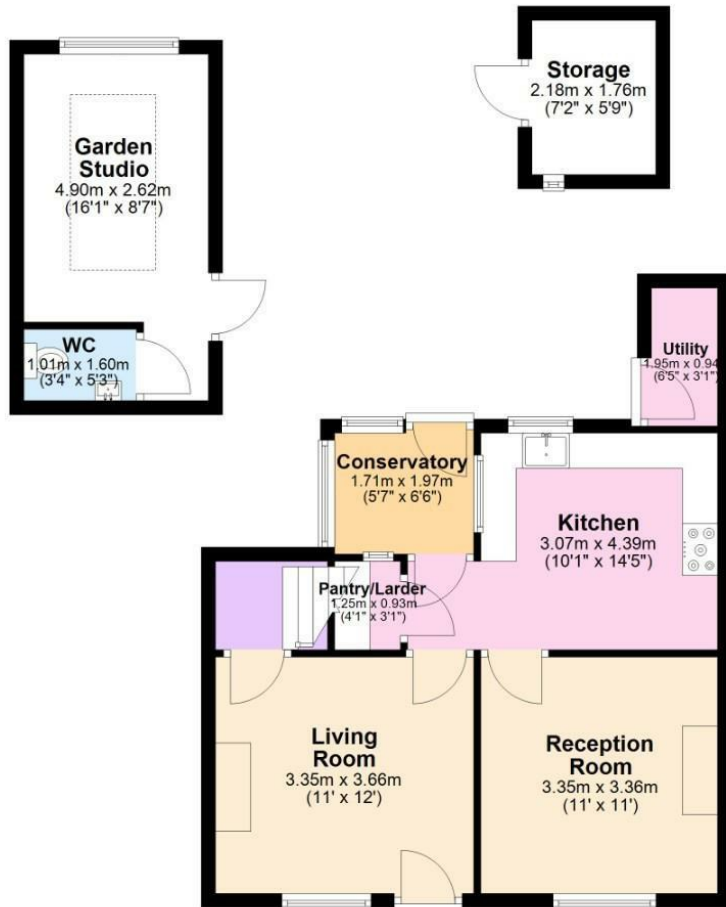
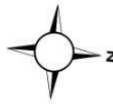
The property opens directly into a welcoming living room, enjoying an abundance of natural light together with a feature log burner, creating a warm and cosy atmosphere. There is a second reception room providing versatile living space ideal for relaxing or entertaining, while the stylish shaker-style kitchen offers ample storage, a beautiful range cooker and space for informal dining, flowing through to a useful pantry/larder and rear conservatory overlooking the garden, together with a separate external utility room.

To the first floor are two well-proportioned double bedrooms and a spacious family bathroom featuring a bath with shower over. The principal bedroom is particularly impressive, benefitting from dual-aspect windows and attractive décor that enhances the home's charm and character.

Outside, the property boasts a beautifully maintained rear garden with a large lawn, patio seating areas and established planting throughout. There is also a productive vegetable plot and a fantastic detached garden studio complete with WC, offering ideal versatility for those working from home, pursuing hobbies or seeking additional entertaining space. Further storage outbuildings add to the practicality of this wonderful home.



Ground Floor
Approx. 61.9 sq. metres (666.1 sq. feet)



First Floor
Approx. 39.1 sq. metres (420.5 sq. feet)



Total area: approx. 100.9 sq. metres (1086.6 sq. feet)



EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(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		

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

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