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10 Glade Lane

| LE65 2RP | Guide Price of £400,000 - £425,000

ROYSTON
& LUND

- Guide Price of £400,000 - £425,000
- *No Upward Chain*
- Spacious Principal Bedroom with En-suite / Fitted Wardrobes
- Generously Size Living Room with Walk-in Bay Window
- Landscaped South-Facing Garden
- Four Bedroom Detached
- Three Storey with Additional Landing Space
- Full-Width Kitchen / Diner with Integrated Appliances
- Detached Garage with Large Driveway
- EPC Rating - B / Council Tax Band - D / Freehold Property





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This impressive four-bedroom detached home is arranged across three floors and offers well-considered, contemporary living throughout.

The ground floor opens into an inviting entrance hall, enhanced by subtle dado railing that leads through to the staircase and landing. To the left sits a generously-sized living room, featuring a walk-in bay window that adds both character and additional space.

Straight ahead from the hallway is a full-width kitchen and dining room, thoughtfully designed and fully equipped with an integrated dishwasher, washing machine, fridge-freezer, gas hob, oven and grill/microwave. Sleek, glossy cabinetry paired with matching neutral worktops, creating a clean and modern finish; while French doors provide direct access out to the garden. A convenient ground floor WC completes this level.

The first floor offers three well-proportioned bedrooms, two of which benefit from fitted wardrobes, while the third lends itself perfectly to use as a home office if not required as a bedroom. The family bathroom is finished to a high standard and includes a separate shower.

Rising to the second floor, a further set of stylish banister stairs leads to an impressive principal suite. This spacious bedroom enjoys a vaulted ceiling, deep fitted sliding wardrobes and a luxury en-suite shower room, enhanced by a Velux window that floods the space with natural light. All curtains and blinds included in sale.

Externally, the garden is south-facing and has been carefully landscaped with patio slabbing separated by sleepers, leading up to a raised lawn. To the rear, further raised sleeper beds provide space for planting, and there is useful side access via a gate. A large driveway sits to the side, leading to a detached garage which adds both practicality and a sense of privacy.

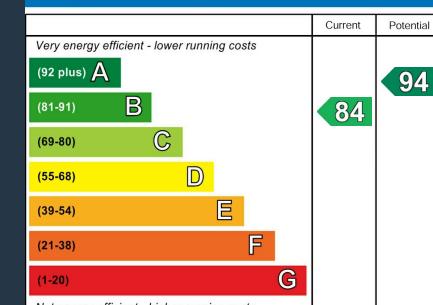
*Annual Maintenance charge of approx. £230

For more information: https://reports.sprift.com/property-report/?access_report_id=4975314



EPC

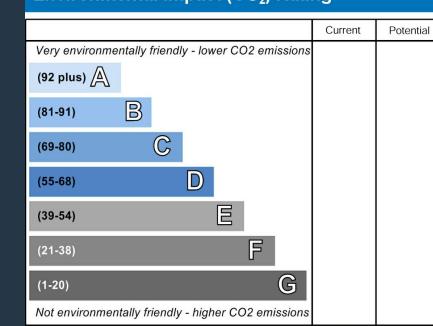
Energy Efficiency Rating



England & Wales

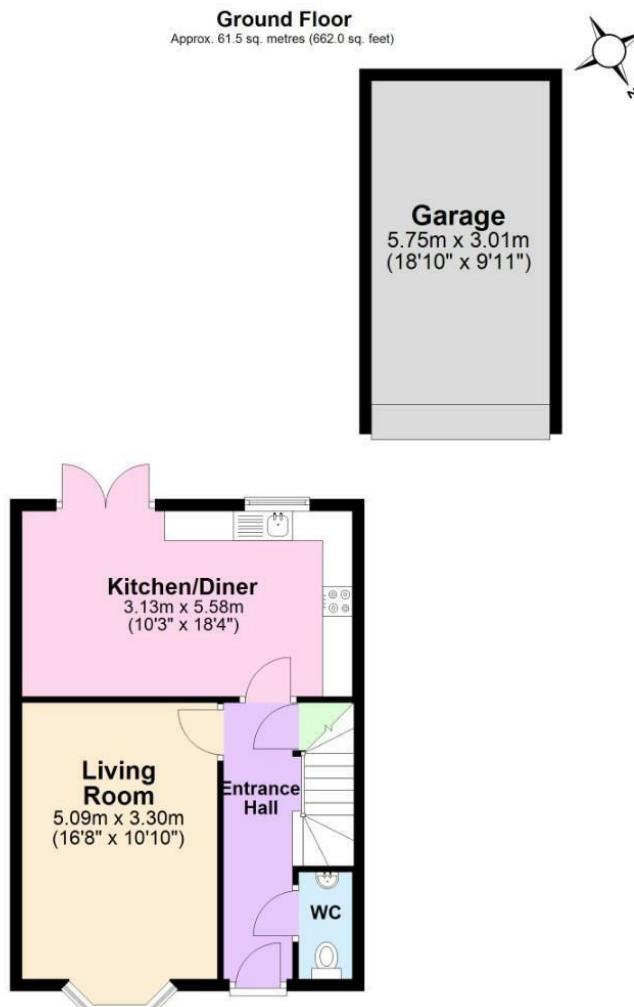
EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating



England & Wales

EU Directive 2002/91/EC



Total area: approx. 136.6 sq. metres (1470.8 sq. feet)

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