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4 Mount Pleasant Road

| DE11 9JF | Guide Price £200,000

ROYSTON
& LUND

- Guide Price: £200,000 to £210,000
- Living Room with Open Fireplace
- Close to Numerous Amenities
- Ground Floor WC
- EPC: D
- Three Bedroom Semi-Detached Home
- First Floor Family Bathroom
- South-West Facing Rear Garden
- Council Tax: A
- Flying Freehold





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Situated in Castle Gresley, this attractive three-bedroom semi-detached home combines well-proportioned accommodation with a characterful frontage and a generously sized rear garden.

The ground floor opens into a welcoming living room with fireplace. Double doors connect the room to a bright and spacious dining room, offering an ideal setting for family meals and entertaining. This central reception space also benefits from useful under-stairs storage, access to the first-floor staircase and a doorway leading into the kitchen.

Positioned at the rear, the kitchen is fitted with a range of contemporary units and offers ample cupboard and worktop space. Multiple windows allow plenty of natural light into the room, while access leads through to a practical rear lobby providing additional storage, Plumbing for a washing machine, a door to the garden and a convenient ground-floor WC.

Upstairs are three well-proportioned bedrooms, including a generous principal double bedroom and a further double. All three are served by the family bathroom, which features a bath with a shower attachment.

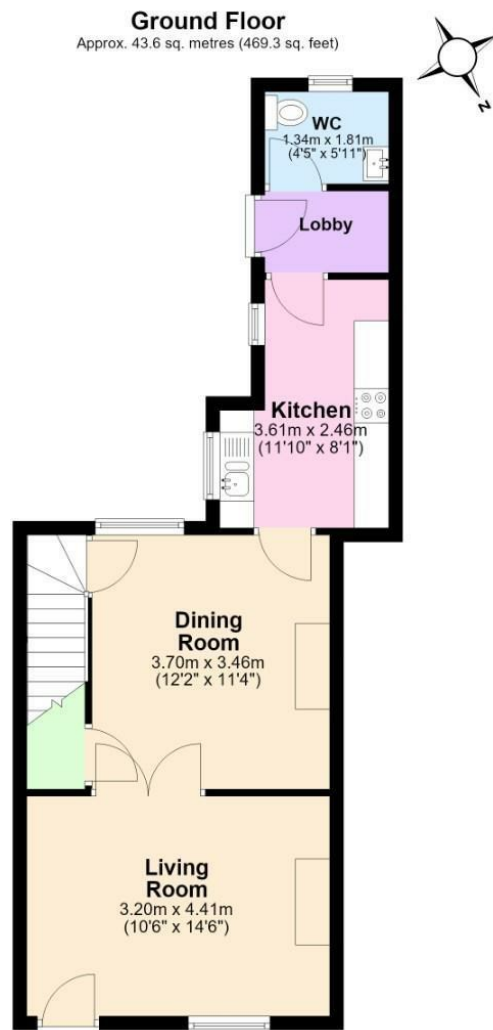
Outside, the property enjoys an appealing frontage with a low-maintenance stone garden set behind a brick boundary wall.

Gated shared access leads to the rear garden, which is currently undergoing renovation, with preparation underway to create a lawned outdoor space. This property would make an excellent home for first-time buyers, couples or a growing family.

For more information: https://reports.sprift.com/property-report/?access_report_id=5670482

*Buyers Note: A.) Property includes a shared access to the rear garden of No. 4 & 6. B.) Chimney & Receptions Rooms have been previously treated for damp, no guarantees on file. Please enquire for further details.

Flying Freehold



Total area: approx. 83.4 sq. metres (897.2 sq. feet)



EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	60	
(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

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