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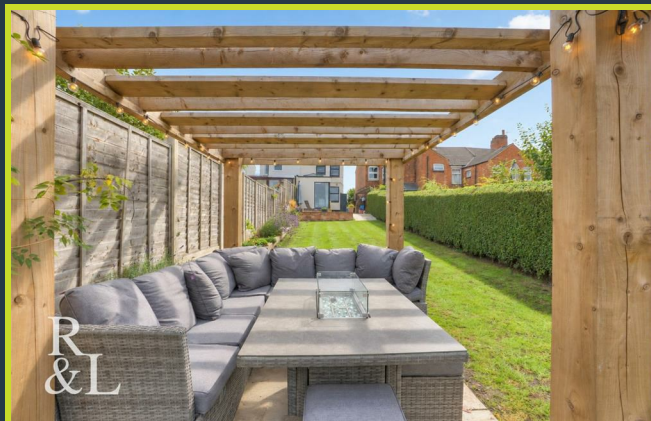
194 Battram Road

Ellistown | LE67 1GB | Guide Price £250,000

ROYSTON
& LUND

- Guide Price: £250,000 - £255,000
- Kitchen with Roof Lantern & Corner Window
- First Floor Family Bathroom
- Close to Surrounding Nature Walks
- EPC: TBC
- Three Bedroom Family Home
- Living Room with Wood Burning Stove
- Extensive Rear Lawned Garden
- Council Tax: A
- Freehold





*** Guide Price: £250,000 - £255,000 ***

Situated in Ellistown, this well-presented three-bedroom semi-detached home offers spacious accommodation, off-road parking and an extensive rear garden. Surrounded by open fields, woodland and numerous walking routes, the property would make an excellent choice for first-time buyers, couples or a growing family.

The ground-floor accommodation begins with a welcoming living room featuring a front-aspect bay window and a log-burning stove, creating a warm and inviting space in which to relax. From here, an internal door leads into the generous dining room, which provides ample space for family meals, entertaining guests and a potential home-working area.

Positioned to the rear is an extended fitted kitchen with a range of contemporary base and wall units, wooden work surfaces and integrated cooking appliances. A roof lantern, side window and distinctive corner glazing allow plenty of natural light into the room while providing views over the patio and garden. A side door offers convenient access to the outside space.

The first floor comprises a spacious principal double bedroom to the front and two single bedrooms overlooking the rear. All three bedrooms are served by a modern shower room, fitted with a walk-in shower enclosure, wash basin and WC.

To the rear, the substantial garden begins with a paved patio area suitable for outdoor seating and dining. A timber pergola creates a further sheltered entertaining space, beyond which lies an extensive lawn with established hedging, a fruit tree and a garden shed. The surrounding countryside, woodland and network of pathways make this an especially appealing setting for dog walkers and those who enjoy spending time outdoors.

A driveway to the front provides useful off-road parking.

For more information: https://reports.sprift.com/property-report/?access_report_id=5647764

*Buyers Note - Property is in a Conservation area

Freehold





Total area: approx. 90.5 sq. metres (974.0 sq. feet)

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.



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		1
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) 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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