



22 Dairy Lane

| LE65 2AW | Offers In The Region Of £284,000

ROYSTON
& LUND

- Offers in the Region of £284,000
- Single Driveway
- Close By To Numerous Amenities
- Excellent Transport Links
- EPC Rating - B
- Integrated Kitchen Appliances
- Downstairs WC
- Ensuite Shower Room
- Catchment Area For Well Regarded Schools
- Freehold Council Tax Band - C





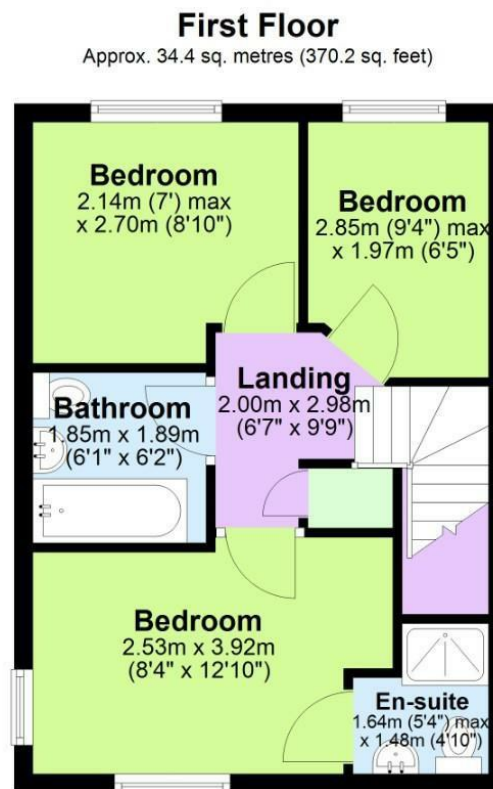
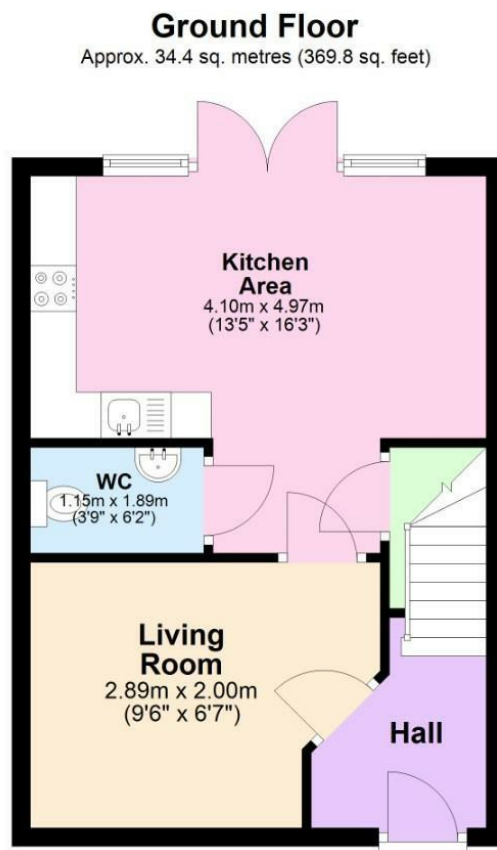
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Welcoming into the property, there is a generous size living room with front and side aspect windows letting in lots of natural light. The kitchen diner is an ample size with modern fixtures and fittings boasting of integrated appliances such as an oven hob and extractor fan as well as a fridge freezer. The kitchen diner area also provides access to the rear garden via French doors and has also has the convenience of a downstairs WC and under stair storage.

To the first floor there are three well portioned bedrooms. The main bedroom benefitting from an ensuite shower room. Bedrooms two and three have access to a three piece bathroom consisting of bath with shower overhead along with WC and wash basin.

Facing the property there is ample off street parking via a single driveway and to the rear there is a low maintenance rear garden with a recently fitted patio to start and a good size lawn area to finish which is enclosed by fenced borders.





Total area: approx. 68.7 sq. metres (740.0 sq. feet)

Where every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken of any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Plan produced using PlanUp.



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	84	
(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 (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		

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.

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