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12 Leyburn Close

Church Gresley | DE11 9PZ | Guide Price £240,000

ROYSTON
& LUND

- Guide Price: £240,000 - £250,000
- Three Reception Rooms + Rear Conservatory
- First Floor Family Bathroom
- Off Road Parking for Multiple Vehicles
- Council Tax: D // EPC: C
- Three-Bedroom Detached Family Home
- Principle Bedroom with En-Suite
- Ground Floor WC & Utility Area
- Close to Numerous Amenities
- Freehold





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This well-proportioned three-bedroom home offers versatile accommodation across two floors. The entrance hall opens into a flexible reception room, ideal as a snug, playroom or home office, with stairs rising to the first floor. A spacious living room flows through an attractive open archway into the dining room, beyond which the conservatory provides an additional light-filled seating area with access to the garden.

The kitchen offers ample workspace and storage, complemented by a separate utility room and convenient ground-floor WC.

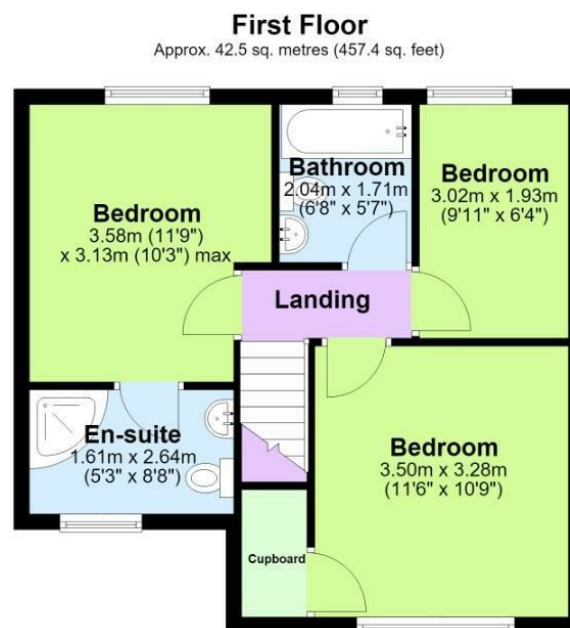
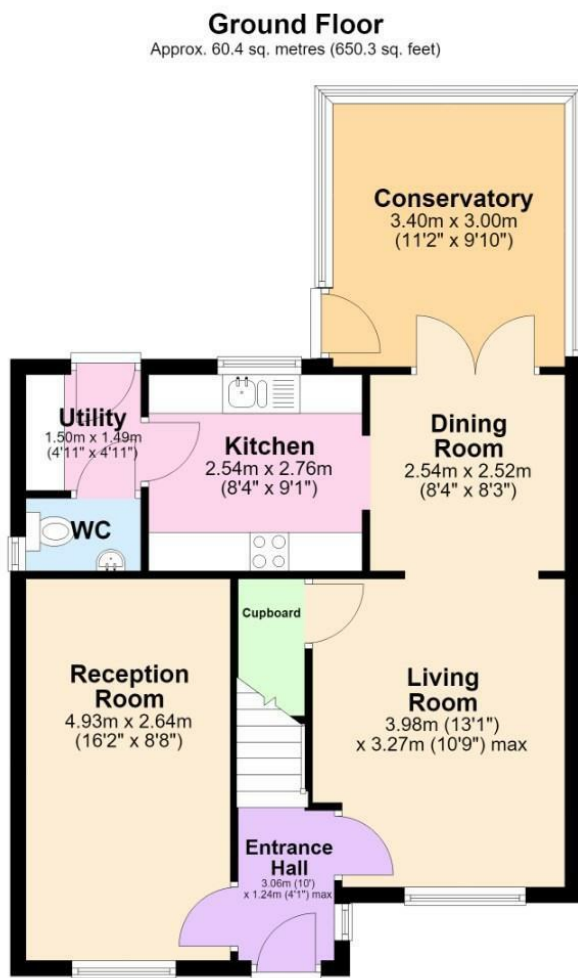
Upstairs are three bedrooms, including a generous principal bedroom with a private en-suite shower room. The remaining bedrooms are served by the family bathroom.

Outside, a driveway provides off-road parking for two vehicles. The enclosed rear garden is arranged over two levels, featuring a generous patio for outdoor dining and entertaining, with steps rising to a lawned garden and useful storage shed.

For more information: https://reports.sprift.com/property-report/?access_report_id=5547035

Freehold





Total area: approx. 102.9 sq. metres (1107.8 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 (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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