



10 Home Leys Way

| LE12 6UW | Offers Over £280,000

ROYSTON
& LUND

- Three Bedrooms
- Ensuite and Family Shower Room
- Integrated Kitchen Appliances
- Downstairs WC
- Ample Off Street Parking
- End Terrace
- Conservatory Space
- Immaculately Presented
- EPC Rating - C
- Freehold Council Tax Band - C





Nestled in its own cul de sac sits this three bedroom end terrace property located in the desirable village of Wymeswold. The village offering fantastic country pubs, and a primary school as well as country walks. This property would be an excellent fit for first time buyers or a growing family.

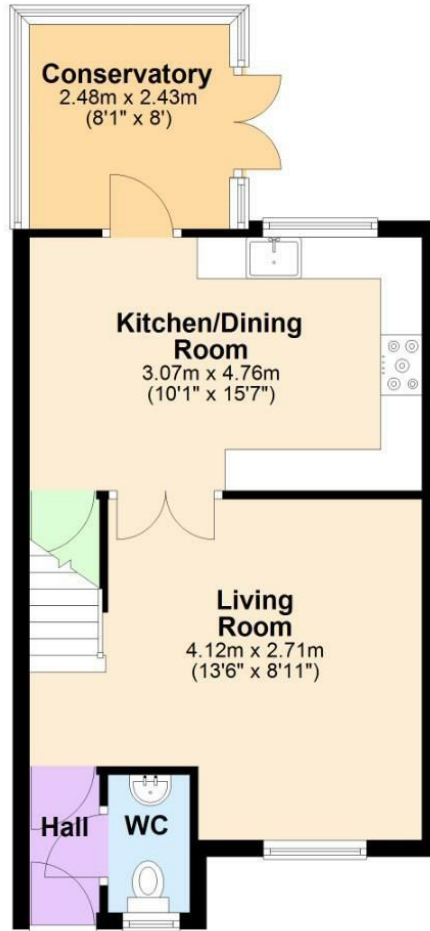
Interior accommodation comprises of a hallway upon entry which lends itself to the main reception room which has a large front aspect window flooding the room with natural light and stairs to the first floor. The kitchen dining room is a generous size with integrated kitchen appliances such as an oven, hob and extractor fan with room to add further freestanding appliances. The adjoining dining area has plenty of space for family dining and leads into a conservatory which in turn leads to the rear garden through French doors. The ground floor also has under stair storage and a downstairs WC located to the entrance hallway.

To the first floor there are three well proportioned bedrooms. The main bedroom being a double with access to its own ensuite shower room. Bedroom two is a further double. Bedroom three is an over stair single currently being used as an office. All bedrooms have access to a separate family shower room.

Facing the property there is ample off street parking via two allocated spaces. To the rear of the property there is a patio area to start which provides summer seating which leads down to a lawn space which is enclosed by fenced borders.

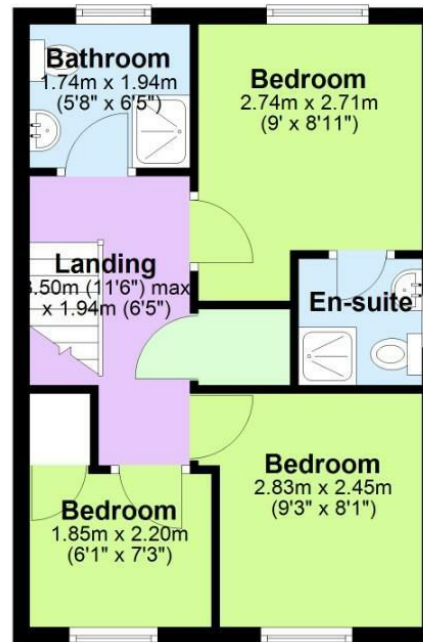
Ground Floor

Approx. 42.6 sq. metres (458.8 sq. feet)



First Floor

Approx. 34.7 sq. metres (373.2 sq. feet)



Total area: approx. 77.3 sq. metres (832.0 sq. feet)



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B		76	
(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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