



Westfield Loughborough Road
Costock | LE12 6XB | Asking Price £750,000

ROYSTON
& LUND

- Detached Family Home
- Landscaped Rear Garden
- Cloakroom & Downstairs WC
- Bathroom & En-suite
- EPC Rating TBC
- Off Street Parking For Several Vehicles
- Three Reception Rooms
- Ample Built In Storage
- Freehold
- Council Tax Band E





Royston and Lund are delighted to bring to the market this stunning extended detached family home in Costock. Set back from the road with a gated driveway that has ample space for several vehicles, as well as an integral garage, this home offers versatile living accommodation for a growing family and is well positioned for access into Loughborough & Nottingham.

Entering into the hallway that benefits from built in storage, there is access to the lounge, dining room, kitchen, cloakroom/downstairs WC and stairs to the first floor. The kitchen has a range of fully integrated appliances including a double oven, hob, extractor fan, dishwasher and a washing machine with space for an American style fridge/freezer. From the dining room there are double doors into a further reception room and both rooms have french doors into the garden.

To the first floor there are four double bedrooms and a four piece family bathroom consisting of a bath, shower, WC and wash basin. The main bedroom benefits from built in wardrobes and an en-suite shower room while there is also built in storage to bedrooms three and four. To the rear of the property there is a beautiful landscaped garden with seating areas, mature shrubs, trees and hedged/fenced boundaries.



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		

EU Directive
2002/91/EC

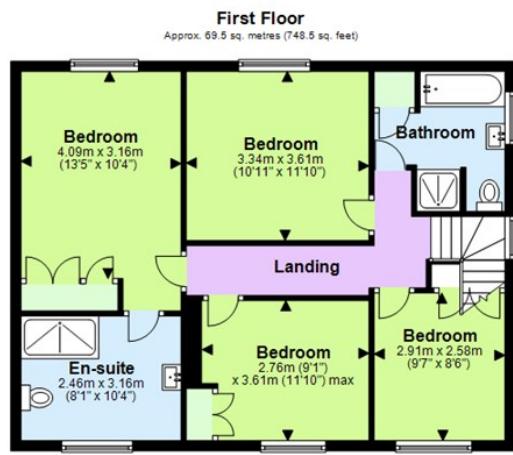
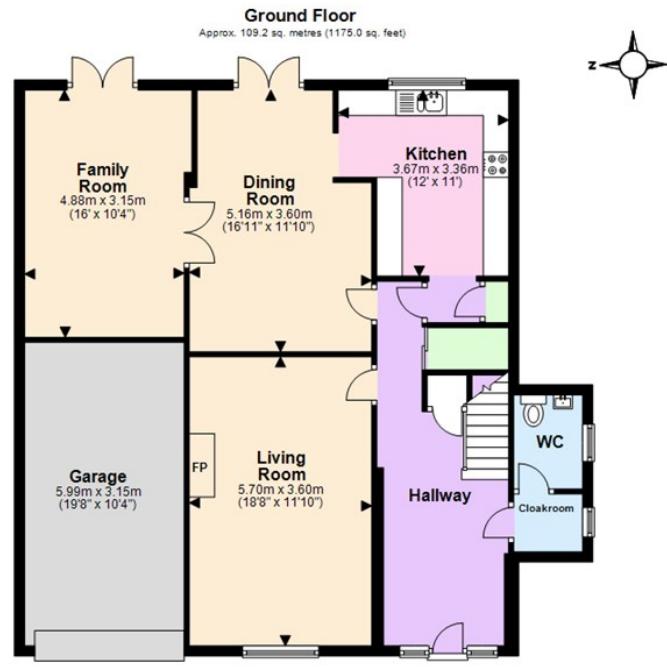
England & Wales

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		

EU Directive
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Total area: approx. 178.7 sq. metres (1923.5 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.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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& LUND**