



## Sulney Cottage Top Green

Upper Broughton | LE14 3BJ | Asking Price £325,000

**ROYSTON  
& LUND**

- Three Bedroom Cottage
- Well Presented Throughout
- Double Garage with Mezzanine Storage Level
- Courtyard and Private Garden
- Downstairs WC
- Modern Bathroom & Kitchen
- Views Out The Rear Bedroom
- Freehold
- EPC Rating D
- Council Tax Band C





Royston and Lund are delighted to bring to the market this quaint cottage in the village of Upper Broughton. This lovely home is immaculately presented throughout whilst still maintaining much of its character charm. Upper Broughton is a village and civil parish about seven miles north-west of Melton Mowbray and has a fantastic pub in the area, The Tap & Run, whilst also having great access to the A42.

Entering through the main door you come into the dining room that has built in storage, stairs to the first floor and access to the kitchen & rear lobby / D/S WC. The kitchen benefits from a range of fully integrated appliances including a fridge/freezer, oven, hob, extractor fan, dishwasher and a washing machine. From the kitchen there are steps down into the lounge that has a log burner and dual aspect windows to the front & rear.

To the first floor there are three well proportioned bedrooms and a three piece family bathroom consisting of a bath with shower overhead, WC and wash basin. To the rear of the property there is a raised patio area with an external store that is currently used to house the dryer. There are steps down from the patio into a shared courtyard and access into a private garden that has a decking, lawn and fenced boundaries. To the left-hand side of the building there is a double garage in a row of garages and the owners have created a mezzanine storage floor.





### EPC

#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>66</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

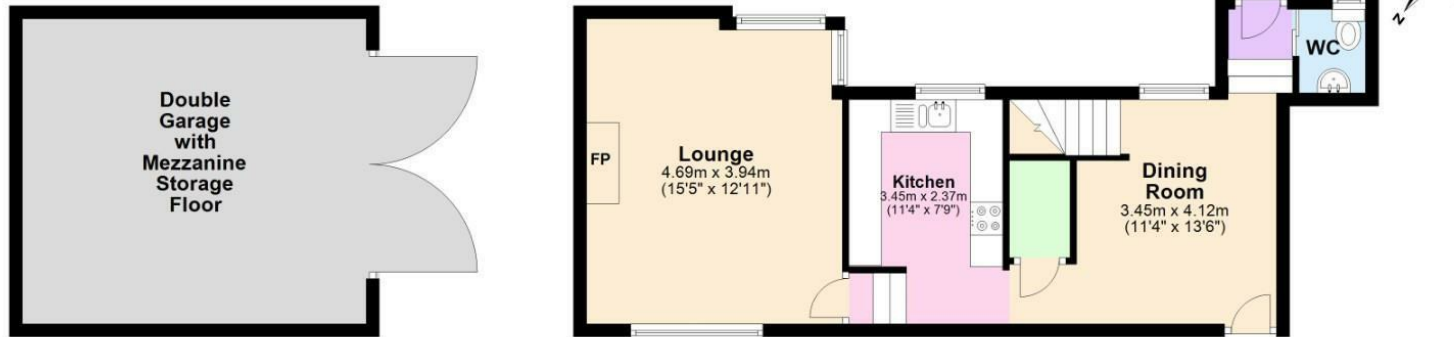
England & Wales EU Directive 2002/91/EC

#### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

England & Wales EU Directive 2002/91/EC

**Ground Floor**  
Approx. 43.4 sq. metres (466.8 sq. feet)



**First Floor**  
Approx. 41.0 sq. metres (441.7 sq. feet)



Total area: approx. 84.4 sq. metres (908.5 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.

**ROYSTON & LUND**