

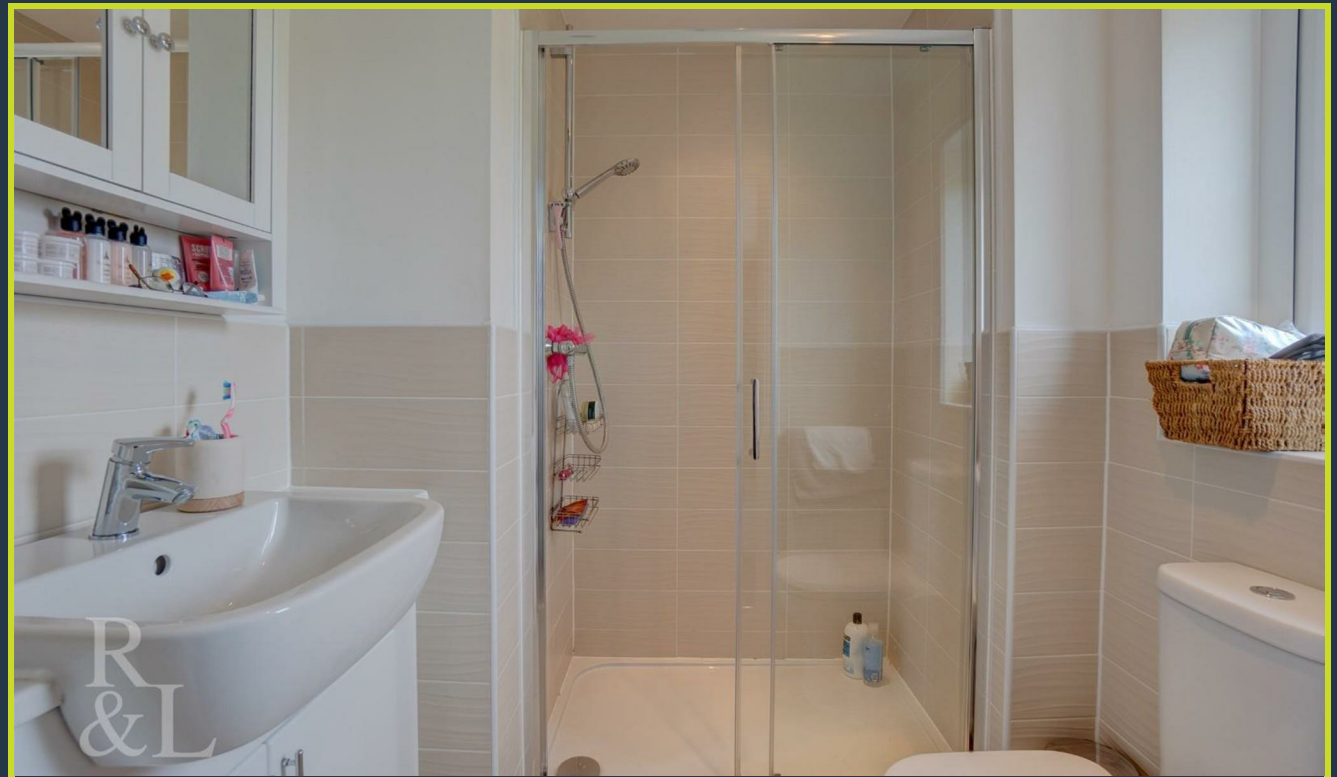


19 Sand Martin Close

East Leake | LE12 6YL | Offers Over £450,000

**ROYSTON  
& LUND**

- Extended Double Bay Fronted Detached Family Home
- Off Street Parking For 4/5 and a Single Garage
- Three Reception Rooms, Study & Downstairs WC
- Upgraded Sockets With USB Points
- EPC Rating B - Freehold
- Amtico Flooring Throughout Downstairs (Apart From Lounge)
- Versatile Living Accommodation
- Extensive Built In Storage Throughout
- Annual Estate Charge £295.08 PA
- Council Tax Band E





Royston and Lund are delighted to bring to the market this extended four bedroom detached family home in East Leake. Set towards the end of a cul de sac fronting onto open space with off street parking for 4/5 vehicles, as well as a single garage, this home offers versatile living accommodation over both floors. The property sits within easy reach of the centre of East Leake, where there are a range of local amenities and there are good transport links for the M1.

Entering into the hallway that benefits from a downstairs WC, there is access into lounge, kitchen, study, dining room and stairs to the first floor. Both the lounge and dining room have bay windows and there is access through to a further reception room that forms the extension that is currently used as a playroom but could be a further dining or breakfast room. The kitchen area has a range of fully integrated appliances including a double oven, hob, extractor fan, fridge/freezer and dishwasher with a separate utility room.

Upstairs there are three double bedrooms, one single bedroom and a three piece bathroom consisting of a bath with shower overhead, WC and wash basin, while the main bedroom benefits from an en-suite shower and a walk in wardrobe. Both the bathroom and ensuite have half height upgraded tiles. To the rear of the property there is a lawned garden with a patio area and fenced boundaries.

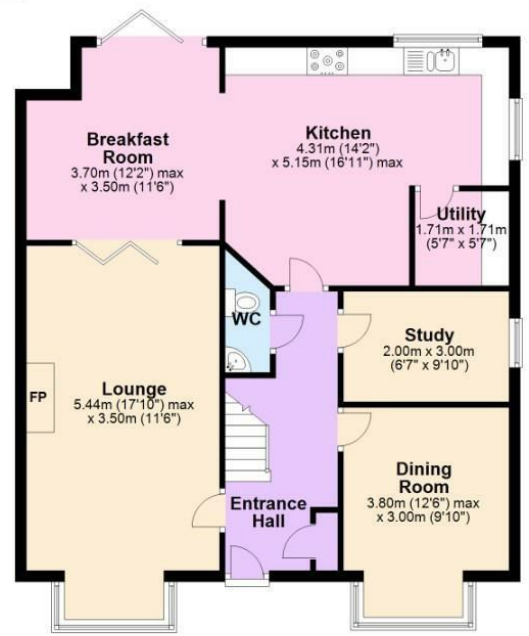
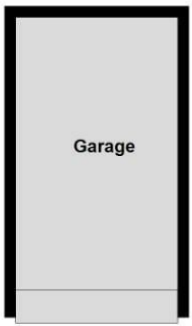
Annual Estate Charge Amount - £295.08 PA



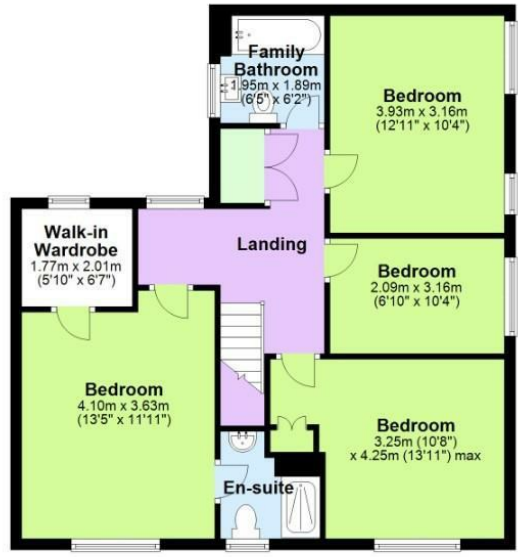
### EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>93</b>
(81-91) <b>B</b>		<b>84</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 energy efficient - higher running costs			
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**Ground Floor**  
Approx. 82.5 sq. metres (888.6 sq. feet)



**First Floor**  
Approx. 69.5 sq. metres (747.7 sq. feet)



Total area: approx. 152.0 sq. metres (1636.2 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.

