

# SUPERIOR HOMES

# ROYSTON & LUND



# 21 Buckingham Drive

Church Gresley | DE11 9LD

Offers In The Region Of £340,000

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Royston & Lund are pleased to present this detached family home situated in Church Gresley. There are an array of amenities on the doorstep including well-regarded schools, local shops and stunning countryside providing lovely walks.

Upon entering the property through the porch you are greeted by the entrance hall which provides access to the accommodation over both floors. There is a snug with a front facing window. The lounge includes a media wall and plenty of room for freestanding furniture, there are internal bi-fold doors to the conservatory which currently acts as a dining room. The breakfast kitchen includes a range of units, LED spotlights in kickboards and room for an American style fridge freezer. Lastly, there is a ground floor WC/utility room.

To the first floor there are four double bedrooms. The main bedroom is complemented by an en-suite shower room/WC. The other bedrooms benefit from a family bathroom with a four piece white suite including a shower, bath, WC and wash basin.

Outside, there is a driveway set behind wrought iron gates providing parking for multiple cars, the driveway leads to a double garage with electric doors. To the rear there is a landscaped, low maintenance garden with a patio, pergola area for a hot tub and artificial lawn.

\*CCTV 10 camera set up is included in the sale and can be controlled remotely.

AGENTS NOTE - Hot Tub-Fridge Freezer and Pergola are not to be negotiated as vendor is taking them with him





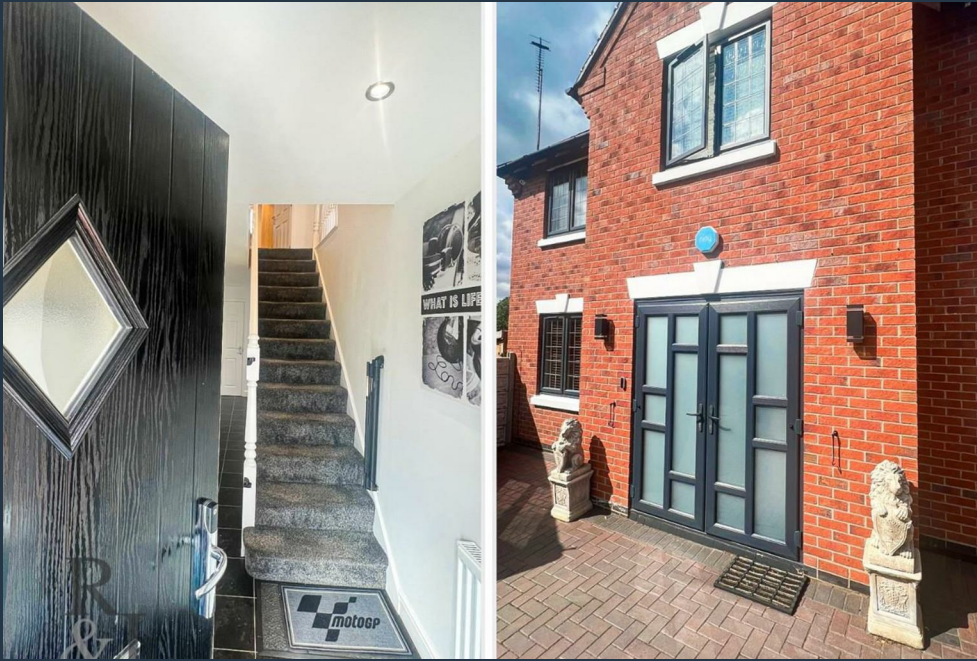
- Offer in the Region of £340,000
- Detached Family Home
- 10 Camera CCTV
- Amenities Nearby
- Two Reception Rooms + Conservatory
- Breakfast Kitchen
- Four Bedrooms - En-Suite - Family Bathroom
- Driveway - Landscaped Rear Garden
- Freehold - EPC Rating C
- Council Tax Band E



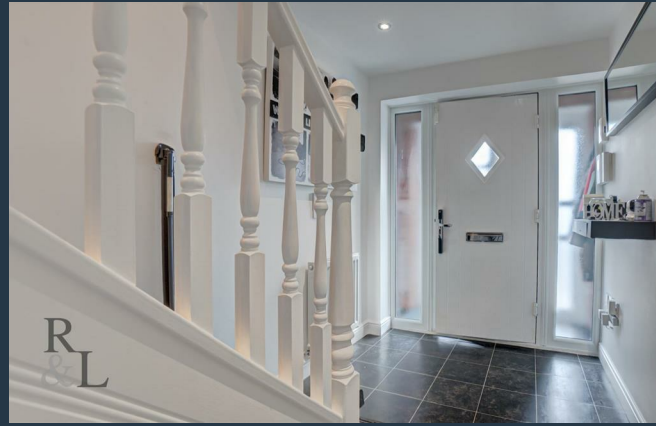
**NEVER TAKE**  
anyone for granted  
**HOLD EVERYONE**  
close to your heart  
**BECAUSE**  
one day you may  
**REALISE THAT**  
you have lost a  
**DIAMOND**  
while you were too  
busy collecting stones



R  
&L







These particulars, whilst believed to be accurate 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Total area: approx. 138.9 sq. metres (1495.1 sq. feet)



Approx. 66.3 sq. metres (713.5 sq. feet)

| Environmental Impact (CO <sub>2</sub> ) Rating                  |           |
|---|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions | (92 plus) |
| Very environmentally friendly - lower CO <sub>2</sub> emissions | A         |
| Environmentally friendly - lower CO <sub>2</sub> emissions      | B         |
| Environmentally friendly - lower CO <sub>2</sub> emissions      | C         |
| Environmentally friendly - lower CO <sub>2</sub> emissions      | D         |
| Environmentally friendly - lower CO <sub>2</sub> emissions      | E         |
| Environmentally friendly - lower CO <sub>2</sub> emissions      | F         |
| Environmentally friendly - lower CO <sub>2</sub> emissions      | G         |
| Not environmentally friendly - higher CO <sub>2</sub> emissions | (1-20)    |
| EU Directive 2002/91/EC   |           |
| Current   | Potential |
|   |           |

| Energy Efficiency Rating                    |           |
|---|-----------|
| Very energy efficient - lower running costs | (92 plus) |
| Very energy efficient - lower running costs | A         |
| Very energy efficient - lower running costs | B         |
| Very energy efficient - lower running costs | C         |
| Very energy efficient - lower running costs | D         |
| Very energy efficient - lower running costs | E         |
| Very energy efficient - lower running costs | F         |
| Very energy efficient - lower running costs | G         |
| Not energy efficient - higher running costs | (1-20)    |
| EU Directive 2002/91/EC                     |           |
| Current                                     | Potential |
|   |           |

82



EPC